




4 Bro Deirian, Efailwen, SA66 7XF

Offers in Region of £445,000

Contact Narberth Office

 Hill House, High Street,
Narberth, Pembrokeshire SA67 7AR

 01834 860260

 narberth@ijmorris.com

ijmorris.com



4 Bro Deirian

Efailwen, Clynderwen

A very spacious detached dormer bungalow situated on a good size level plot, with front and rear gardens, a large driveway providing ample off road car parking, plus a detached double garage with loft room above, with potential to convert subject to planning. The property is conveniently situated on a residential cul-de-sac, within the country village of Glandy Cross, and benefits from being a short walk from the local shop/garage/post office. Internally the accommodation is of an excellent size and layout, boasting a versatile number of useful rooms, especially suitable for a family with children. At the heart of the home there is a lovely open plan kitchen/diner/lounge, a good sized living room and separate sitting room or 4th bedroom, there are also 3 bathrooms and a study. The back garden enjoys views across open fields and has a lovely patio and summer house, being private and sheltered. Viewing is advised to appreciate the overall size and opportunity this fine family home provides.



Situation

The property is situated on a small residential development within the country village of Glandy Cross. A short walk away there is a local village stores/mini market, post office and petrol station, which provides an excellent range of everyday goods and services. From this location, access out onto the A477 is very easy which leads either north towards Crymych, Cardigan, Aberystwyth or south towards Narberth, the A40 connection to Carmarthen/Haverfordwest or the south coastline with choice of popular beaches.

Accommodation

Covered entrance with decorative front door and matching side screen opens into:

Entrance Hall

Wood laminate flooring, stairs rise up to first floor landing, decorative red brick wall, radiators, built in airing cupboard, doors open to:

Kitchen/Diner/Lounge

Kitchen area with tiled floor, fitted range of wall and base storage units with worksurfaces over, one and a half bowl sink with drainer, single electric oven, 4 ring electric hob, extractor hood, integrated dish washer, fridge/freezer and microwave. Space for dining table and chairs and snug lounge area with red brick fireplace housing an oil fired Rayburn. Double glazed windows to front and sliding patio doors to rear garden. Door opens to:

Rear Hallway

Tiled flooring, external double glazed door to rear, door to:

Utility

Comprising fitted wall and base storage units with worksurfaces over, single drainer sink, space and plumbing for washing machine and tumble dryer, tiled floor, radiator, double glazed window to rear.

Sitting Room / Bedroom 4

Double glazed window to rear, radiator.

Study

Double glazed window to front, radiator.

Boiler Room

A useful storage room with double glazed window to rear, housing an oil fired Worcester boiler.

Living Room

Wood burning stove set on a slate hearth, radiators, double glazed windows to both sides and bay window to front.

Bedroom 1

Double glazed window to rear, built in wardrobes, radiator.

Bathroom

Comprising a bath, shower cubicle, wash hand basin set in vanity storage unit, W.C, frosted double glazed window, heated towel radiator.

First Floor Landing

Spindle balustrade, radiator, doors open to:

Bedroom 2

Double glazed window to rear, radiator, fitted wardrobe.

Bedroom 3

Double glazed dormer window and port hole window to front, radiator, fitted wardrobe.

Bathroom

Comprising a W.C, shower cubicle, wash hand basin set in vanity storage unit, radiator, part tiled walls, Velux roof window.

Externally

To the front there is a good sized hardstanding driveway providing ample off road car parking and turning space. Front garden laid mainly to lawn. Decorative boundary walls. The driveway leads down the side to the garage. Pedestrian access on both sides lead to the rear where there is another good sized garden laid mainly to lawn, good sized patio seating area and summer house.

Detached Double Garage

Two single up and over doors to front, pedestrian door to side, windows to rear and side, power and lighting, ladder access to a good size boarded loft.

Services

Heating Source: Oil

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Carmarthenshire County Council

Council Tax Band: TBC

EPC: TBC

Tenure: Freehold and available with vacant possession upon completion.

Directions

From Narberth, travel north along the A477 road, in the direction of Cardigan for some 6.5 miles or so, until reaching the village of Glandy Cross. Turn right just by the petrol station/mini market, then take the next left turning into Bro Deirian. Number 4 is found in front of you, identified by its number. What3words:///crackled.festivity.buzzards

Broadband

According to the Ofcom website, this property has both standard and superfast broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Reception

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data - 76%

Three Voice & Data - 75%

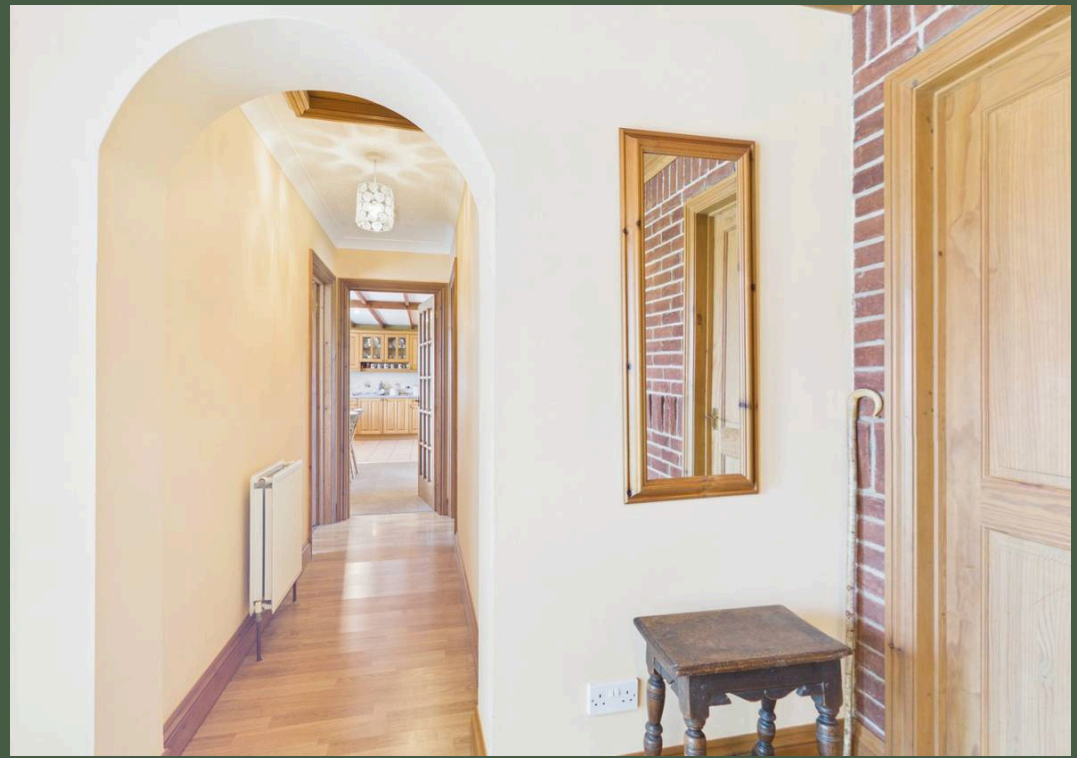
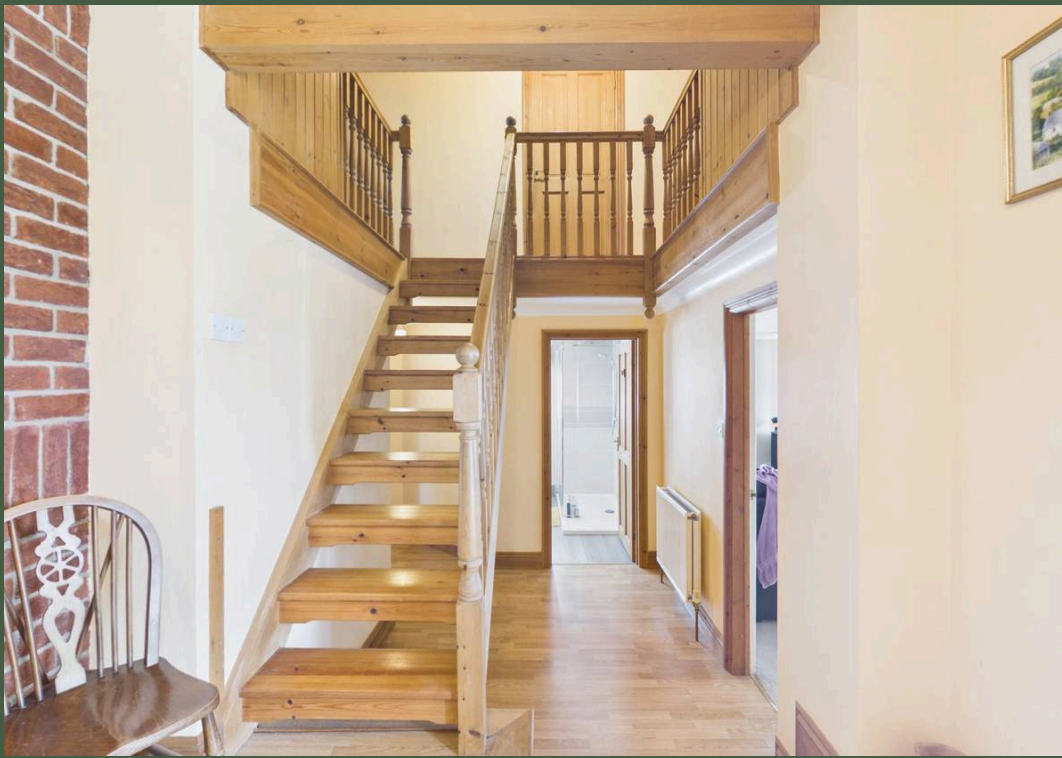
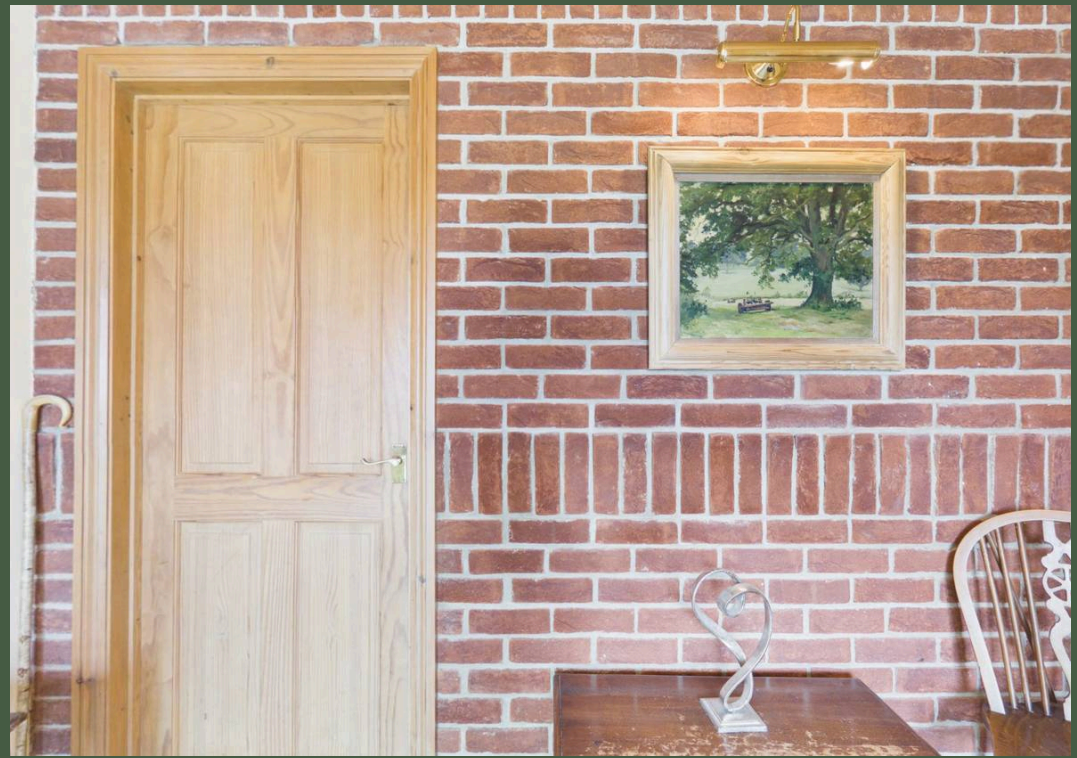
O2 Voice & Data - 61%

Vodafone Voice & Data - 73%

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

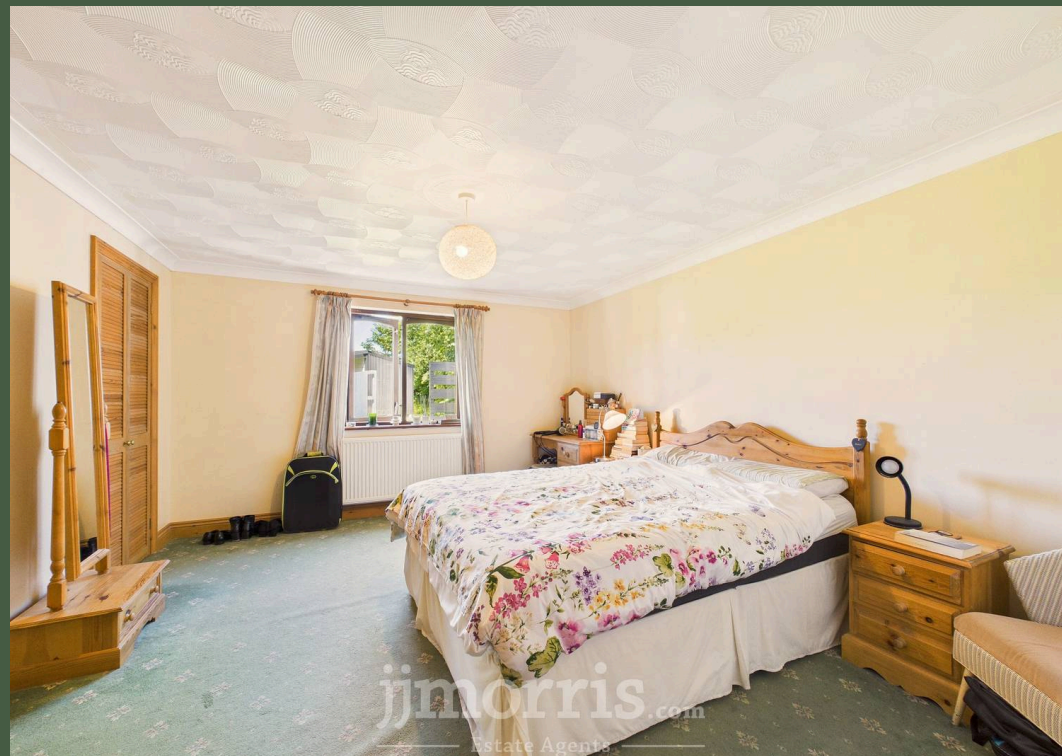
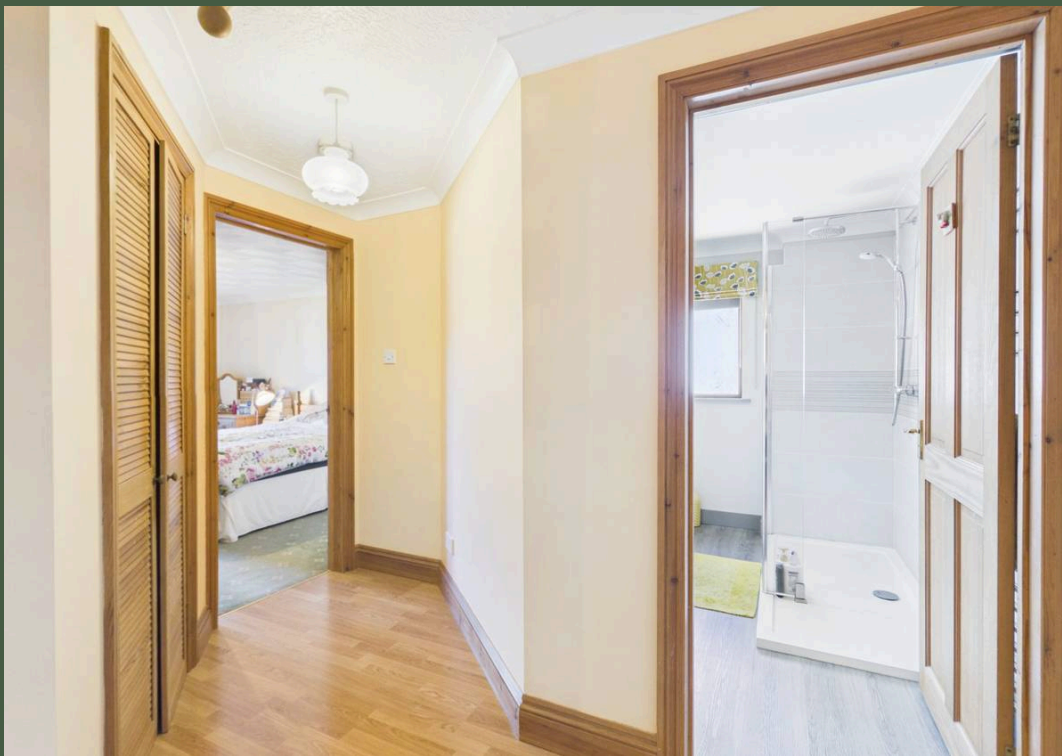
Anti Money Laundering Legislation

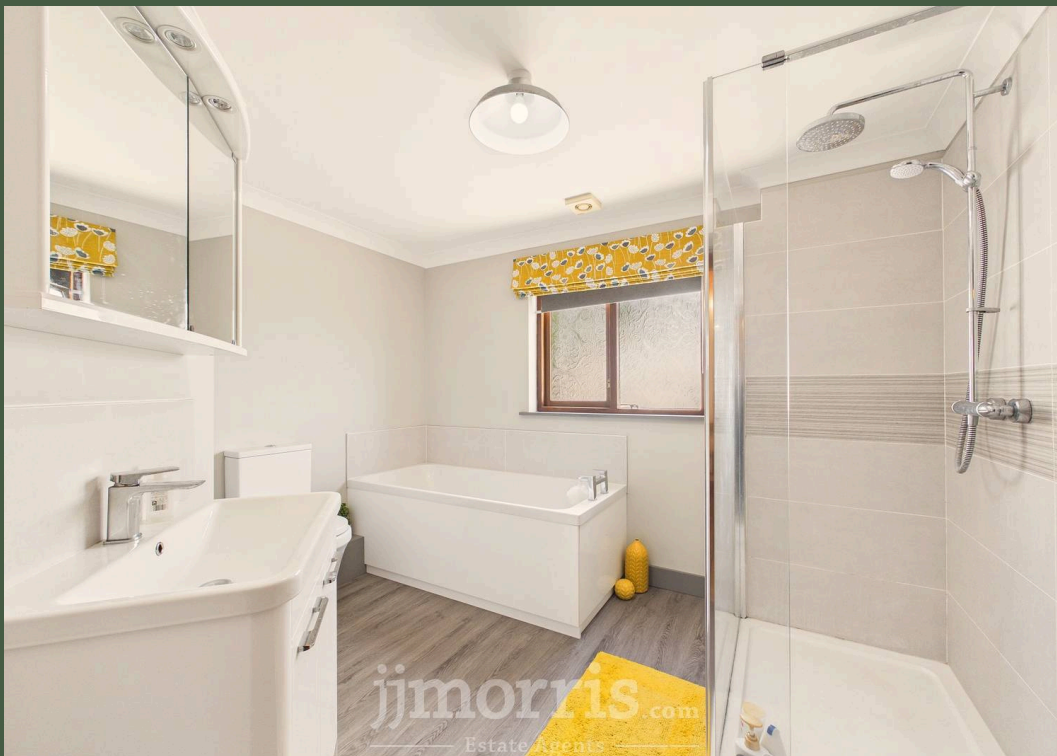
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.















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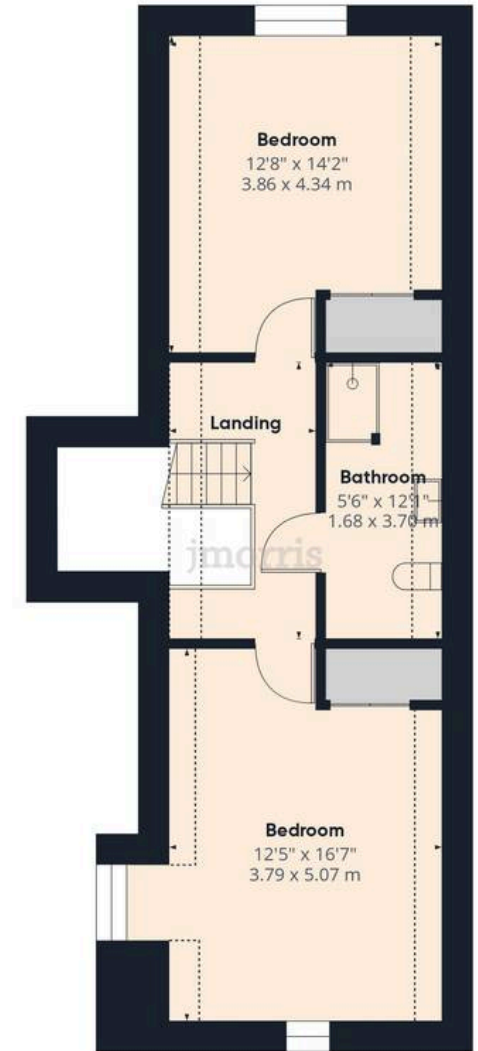
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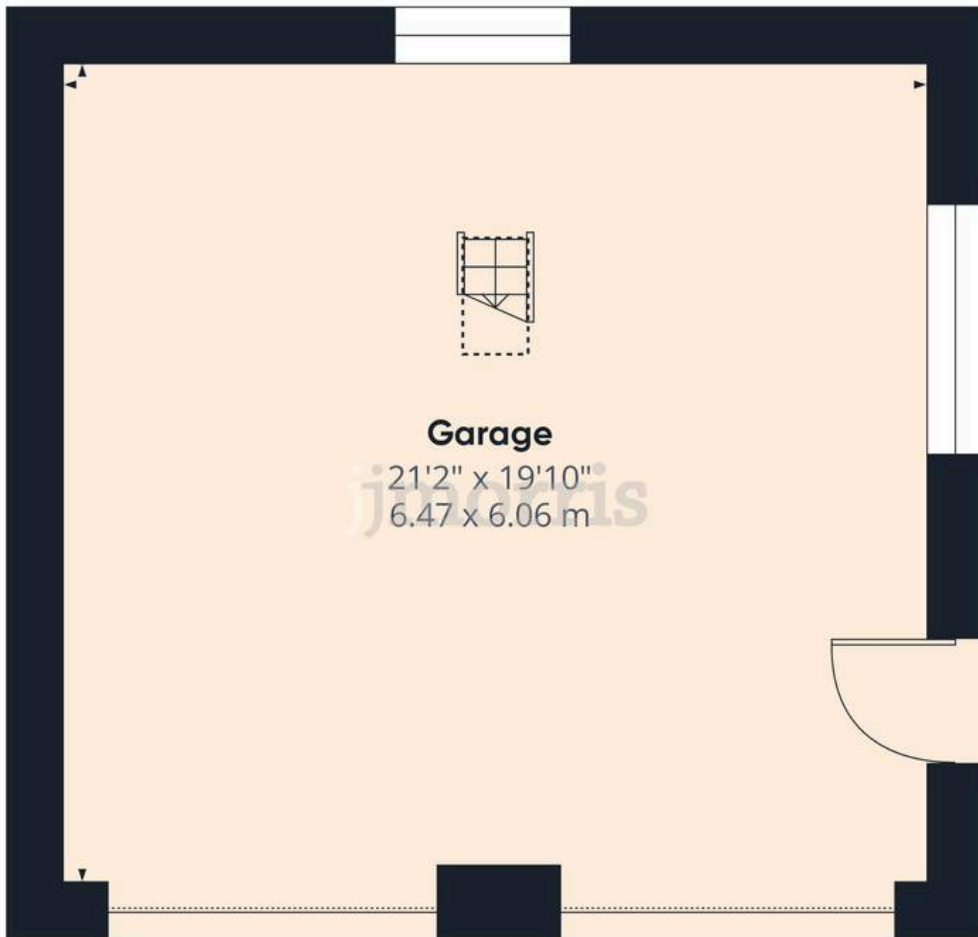


Floor 0 Building 1



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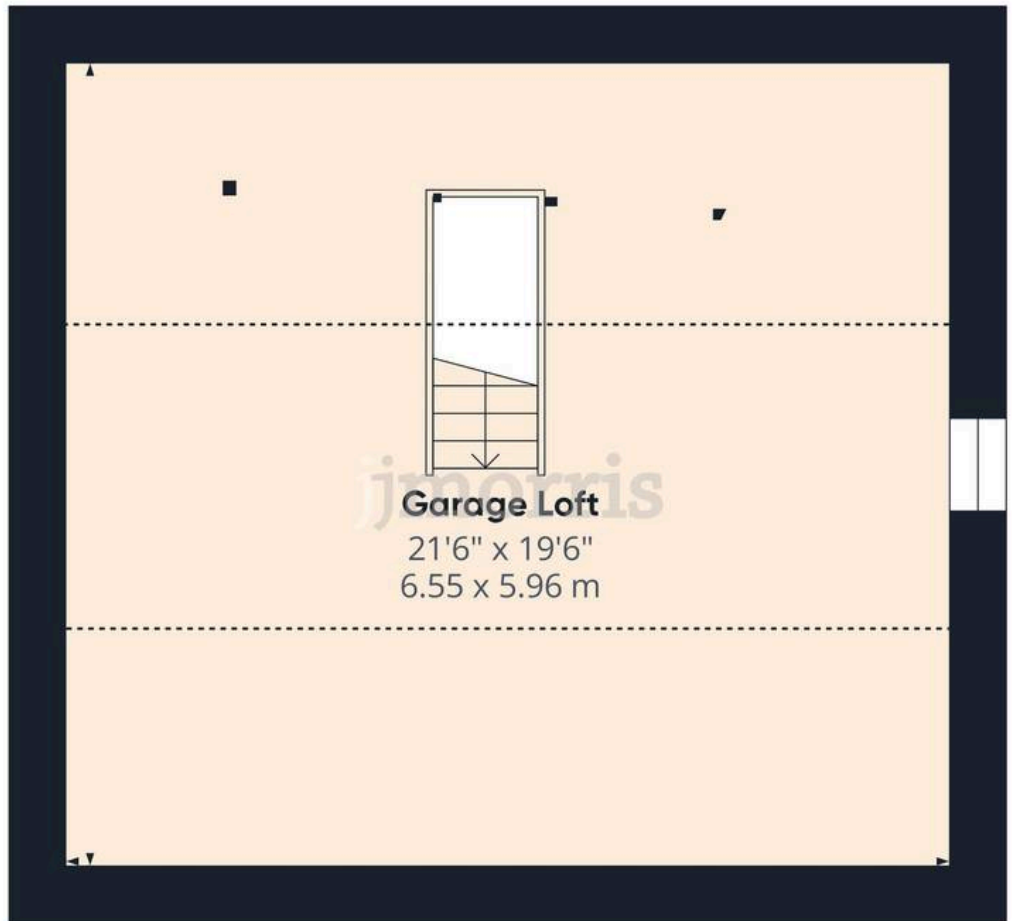




Garage

21'2" x 19'10"
6.47 x 6.06 m

Floor 0 Building 2



Garage Loft

21'6" x 19'6"
6.55 x 5.96 m

Floor 1 Building 2





JJ Morris Narberth

J J Morris, Hill House - SA67 7AR

01834 860260 • narberth@jjmorris.com • www.jjmorris.com/

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