



jjmorris.com



Pencestyll, Bridell

£550,000 Freehold

4 Acre Smallholding • Three Bedroom Detached • Close To Town

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Living Room

Log burner with back boiler heating the hot water and heating system on a tiled hearth, radiator, double glazed windows, wooden flooring, door to front garden, stairs to first floor.

Kitchen

Having a range of wall and base units, stainless steel sink unit with mixer tap over, radiator, storage shelving, wooden flooring, double glazed windows, loft hatch, doors to:-

Hallway

Wooden flooring, polycarbonate roof, door to rear, double doors to:-

Sun Room

Wooden framed double glazed windows and doors, wooden flooring, sliding door to Hobby Room and stable door to Kitchen.

Hobby/ Bedroom

Wooden flooring, double glazed windows, double doors to the fore.

Bathroom

Vanity unit with hand wash basin over, WC, bath, towel rail, storage cupboard, double glazed window, tiled floor and walls.





Landing

Velux window, storage cupboard, doors to:-

Bedroom One

Radiator, Velux window, double glazed window.

Bedroom Two

Radiator, double glazed window, loft hatch.

Utilities & Services

Heating: Electric storage heaters. Wooden burner. Solar panels. Air source heat pump. Water: Private - well
 Drainage: Cesspit Tenure: Freehold and available with vacant possession upon completion Local Authority: Pembrokeshire County Council Council Tax: Band C
 What3Words: ///specifies.dime.speedy

Anti Money Laundering & Ability To Purchase

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.





Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.4mbps upload and 3mbps download and Superfast 7mbps upload and 37mbps download. 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.

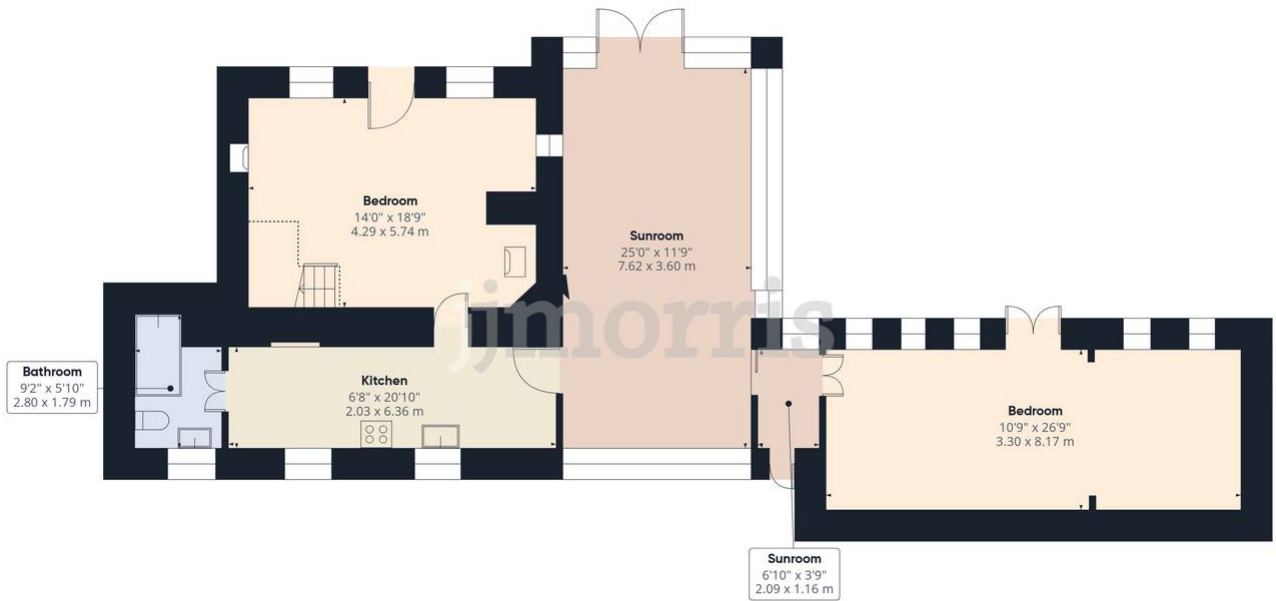
Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor and indoor. Three - Good outdoor and indoor. O2 - Good outdoor. Vodafone. - Good outdoor. 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.



GARDEN

Approached via a gravel driveway, the property offers ample off-road parking, with a pathway leading from the parking area towards the property itself. To the front of the house, the pathway opens onto a private seating area, providing a peaceful spot to enjoy the surrounding grounds. Further pathways lead around the property, revealing a number of additional secluded seating areas and outdoor spaces, together with established apple orchard and picnic area with long oak table and oak benches. and access to the adjoining paddock. The grounds have been thoughtfully arranged to create a tranquil, private setting, with plenty of opportunities to sit, relax and enjoy the outdoor space and surrounding countryside.



Floor 0



Floor 1



You can include any text here. The text can be modified upon generating your brochure.

