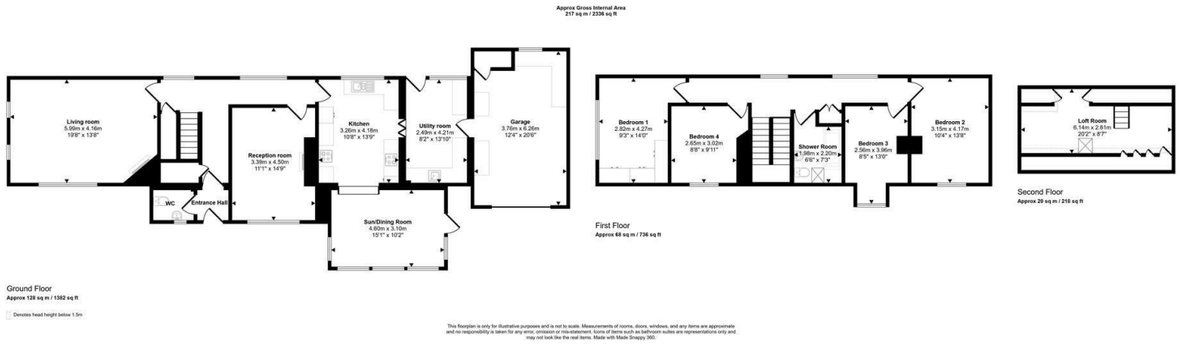


GENERAL INFORMATION..
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band 'F' Pembrokeshire County Council
DRAINAGE: We are advised this property benefits from Private Drainage

AGENTS VIEWING NOTES...
We would respectfully ask you to call our office before you view this property internally or externally

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

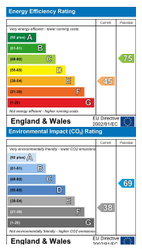
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk

Maen Hir Blaenffos, Boncath, Pembrokeshire, SA37 0HZ

- Detached Dormer Bungalow
- Four Bedrooms
- Three Reception Rooms
- Garage Ideal for Conversion (STPP)
- Oil Central Heating
- Spectacular Far Reaching Views
- Gardens Front & Back
- Beautifully Presented Property
- Ample Off Road Parking
- Energy Rating: E



Price £460,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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The Agent that goes the Extra Mile

A beautifully presented home enjoying breathtaking, far-reaching views to the front across the Preseli Mountains and over rolling hills to the rear. This charming property offers ample off-road parking for several vehicles, delightful landscaped gardens to both the front and rear, and an integral garage that—subject to planning permission—could be converted to create additional living space or generate potential income.

The accommodation briefly comprises an entrance hallway featuring original parquet flooring, leading through to a spacious living room that enjoys wonderful views. This room also boasts a fireplace with slate hearth and a wood-burning stove, creating a warm and welcoming focal point. A further reception room has been tastefully decorated, offering another fireplace with an electric fire and lovely views to the front of the property. The modern fitted kitchen is well-appointed with a range of matching wall and base units, a Stanley Range, and integrated dishwasher, and induction hob. It also benefits from a boiling water tap and waste disposal unit. Steps lead down to the beautiful sunroom, which captures stunning views across the mountains, with a door providing access to the side of the property. Another door from the kitchen opens into the utility room where there are further fitted units—which has access to the rear garden—and on to the integral garage, complete with steps up to a useful loft space, currently used as an office.

On the first floor, the landing features an airing cupboard and enjoys views over the rear garden. There are four bedrooms in total—three doubles and one single. Completing the accommodation on this level is a well-appointed and modern shower room.

Externally, the property is approached from the road via a gravelled driveway, providing ample parking space. The front garden is attractively planted with flower and shrub borders, offering an inviting first impression. Paths lead down both sides of the property, with vehicular access to the left leading to the rear garden and useful store sheds. The rear garden is mainly laid to lawn and includes a chicken coop and run, raised vegetable beds, a greenhouse, several storage sheds, and a delightful summer house—all set against a backdrop of beautiful views toward the surrounding hills.
This truly is a must-view property to fully appreciate all it has to offer, including its wonderful setting.

Blaenffos is a semi-rural village which straddles the A478 former drovers' road which runs from Cardigan in Ceredigion south through Crymych and on to Tenby. The village benefits from a village shop. Nearby Boncath (meaning 'Buzzard' in Welsh) is a rural village sitting approximately 6.1 miles south of Cardigan, 3.4 miles north of Crymych, and 8.2 miles west of Newcastle Emlyn. It was once an intermediate stop on the rail link between Whitland and Cardigan which closed in 1963. The village itself benefits from a village shop and Rhos Y Gilwen country house with its fabulous concert hall is a short drive away. The nearby towns of Cardigan, Crymych and Newcastle Emlyn offer further amenities including schools, supermarkets, public houses, restaurants, and so much more. The coast is a short drive away with the closest beach of Poppit Sands in St Dogmaels being only 8.3 miles away.

DIRECTIONS

Head out of Cardigan along the A478 heading for Tenby. After leaving Blaenffos heading to Crymych, you'll go past a left turning for a kennels, carry on the main road and property is second on the left from the junction just before the 50mph sign. What three words - ///goofy.slyly.unfilled

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.