



Llwydarth Mill, Llanycefn, SA66 7QJ

Offers in Region of £499,950

Contact Narberth Office



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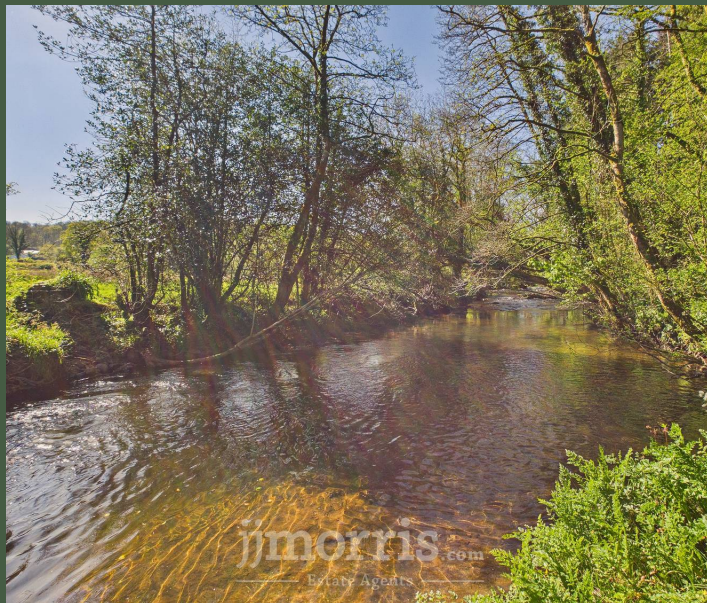
jjmorris.com



Llwydarth Mill

Llanycefn, Clynderwen

A traditional detached 3 bedroom house with approximately 10 acres, set in a lovely location by the river Cleddau Ddu and being close by to the Nant-y-cwm children's Steiner school, near the rural village of Llanycefn, Mid-Pembrokeshire. The property enjoys large mature colourful grounds and garden areas, plus approximately 5 acres general grazing land/paddocks and a further 5 acres of mature woodland. There is a gated driveway and double garage providing ample off road parking space, county views and is altogether a lovely secluded property, tucked away off the beaten track in a quiet rural area. The property is offered with no onward chain.



Entrance Porch

Entered via glazed wooden door. Tiled flooring, radiator, window to side, passageway leads on to kitchen and door opens to:

Cloak Room

W.C, pedestal wash hand basin, window.

Kitchen

Fitted wall and base storage cupboards, worktops, oil fired Rayburn serving the domestic hot water and central heating, tiled flooring, window to rear, plumbing for washing machine, doors to:

Lounge / Diner

External glazed wooden door and two windows to rear, open fireplace with surround, 2 radiators.

Inner Hall

Window to front, radiator, stairs rise up to:

First Floor Landing

Window to front, built in airing cupboard, roof sky light window, doors open to:

Bedroom 1

Radiator, two windows to the front with river view and one to the side.

Bedroom 2

Window to front and side, radiator.

Bedroom 3

Window to side, radiator.

Bathroom

Comprising a bath with shower over, W.C, pedestal wash hand basin, roof sky light window, radiator.

Externally

The property is accessed by its own gated driveway, leading down to a hard standing parking area and a detached double garage. To the rear, there are well kept mature gardens leading down to the river boundary. To one side, there are roughly 5 acres of mature woodland, and on the opposite side, 5 acres of rough/wet grazing land. Part of this has been designated as a site of special scientific interest. Please note, there is a small area of Japanese knotweed on the bank within the garden, which the seller is professionally treating via a credited company, with a certificate of treatment.

Public Footpath

There is a public footpath leading around the adjoining rough/wet grazing land.

Utilities & Services

- Heating Source: Oil
- Electric: Mains
- Water: Private Bore Hole
- Drainage: Private System
- Local Authority: Pembrokeshire County Council
- Council Tax Band: D
- EPC: F
- Tenure: Freehold and available with vacant possession upon completion.
- What Three Words: [///daunted.sprains.inferior](#)

Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast 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 Coverage

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

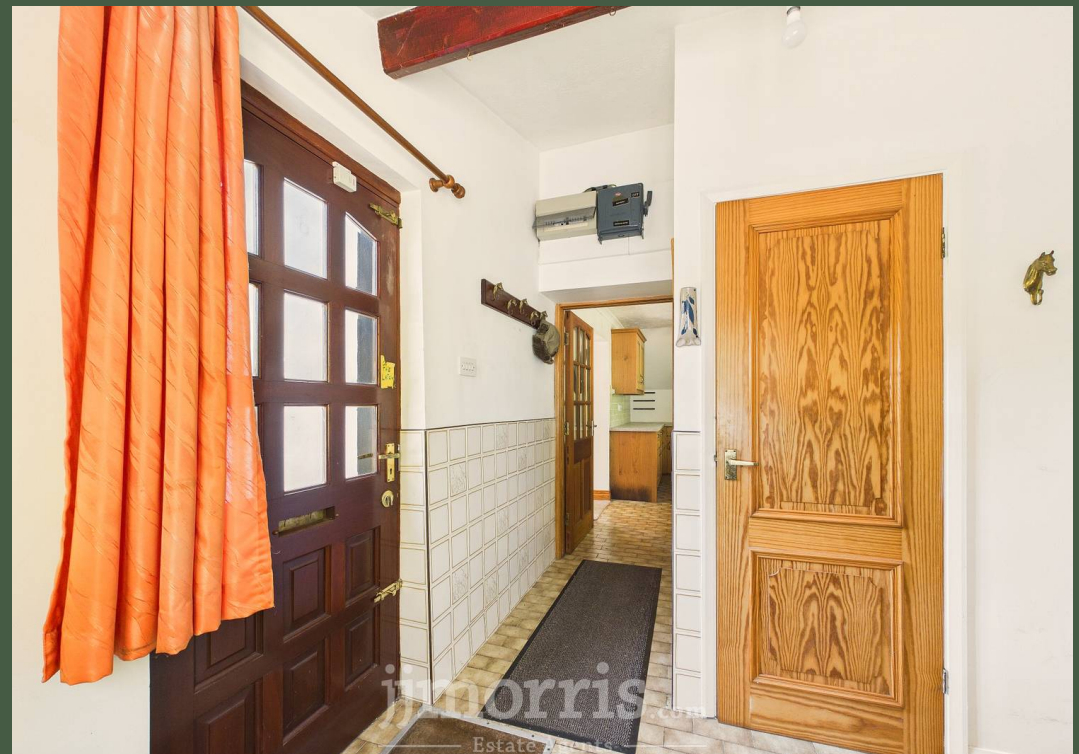
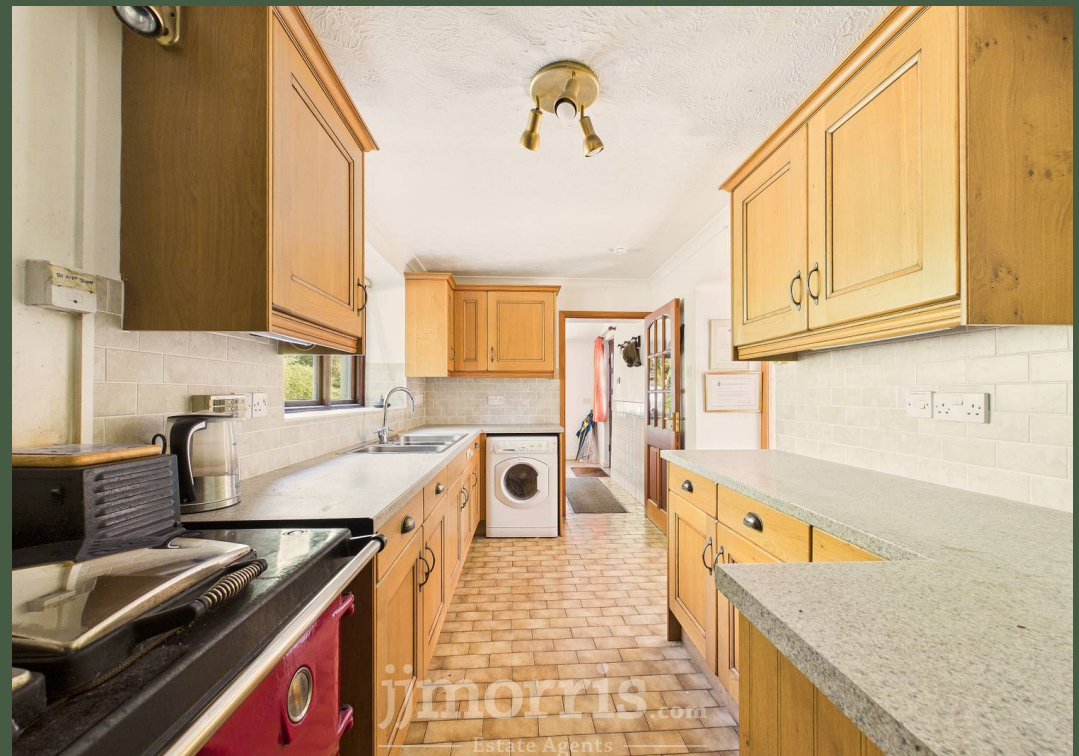
- EE Voice & Data – 75%
- Three Voice & Data – 72%
- O2 Voice & Data – 59%
- Vodafone Voice & Data – 72%

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

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.













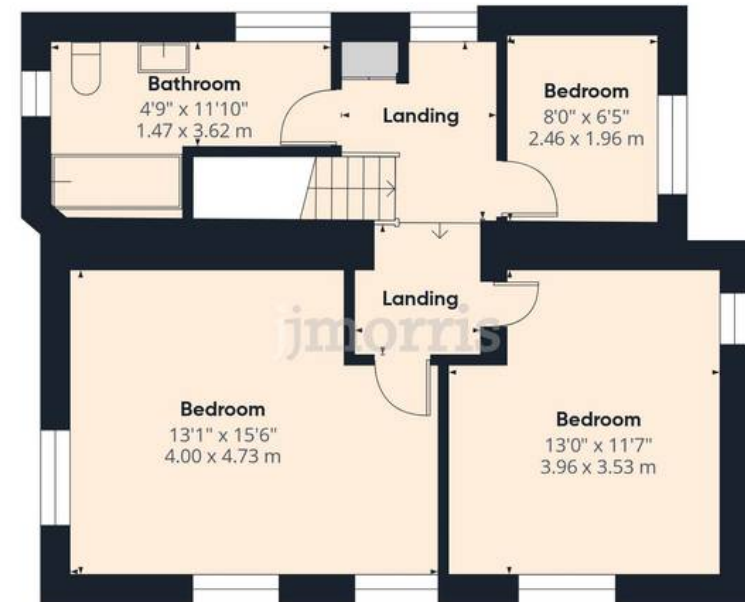




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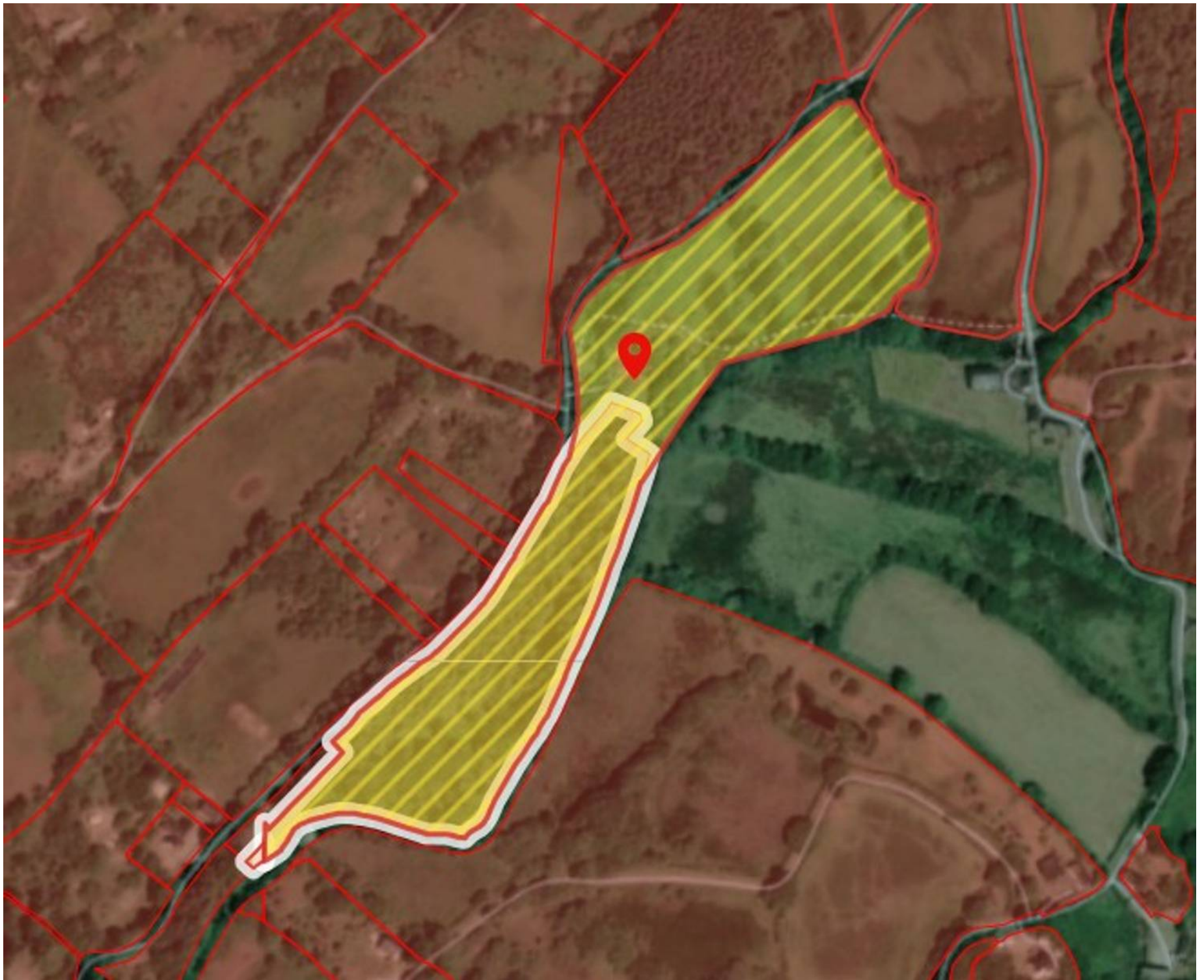
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2





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