

jjmorris.com



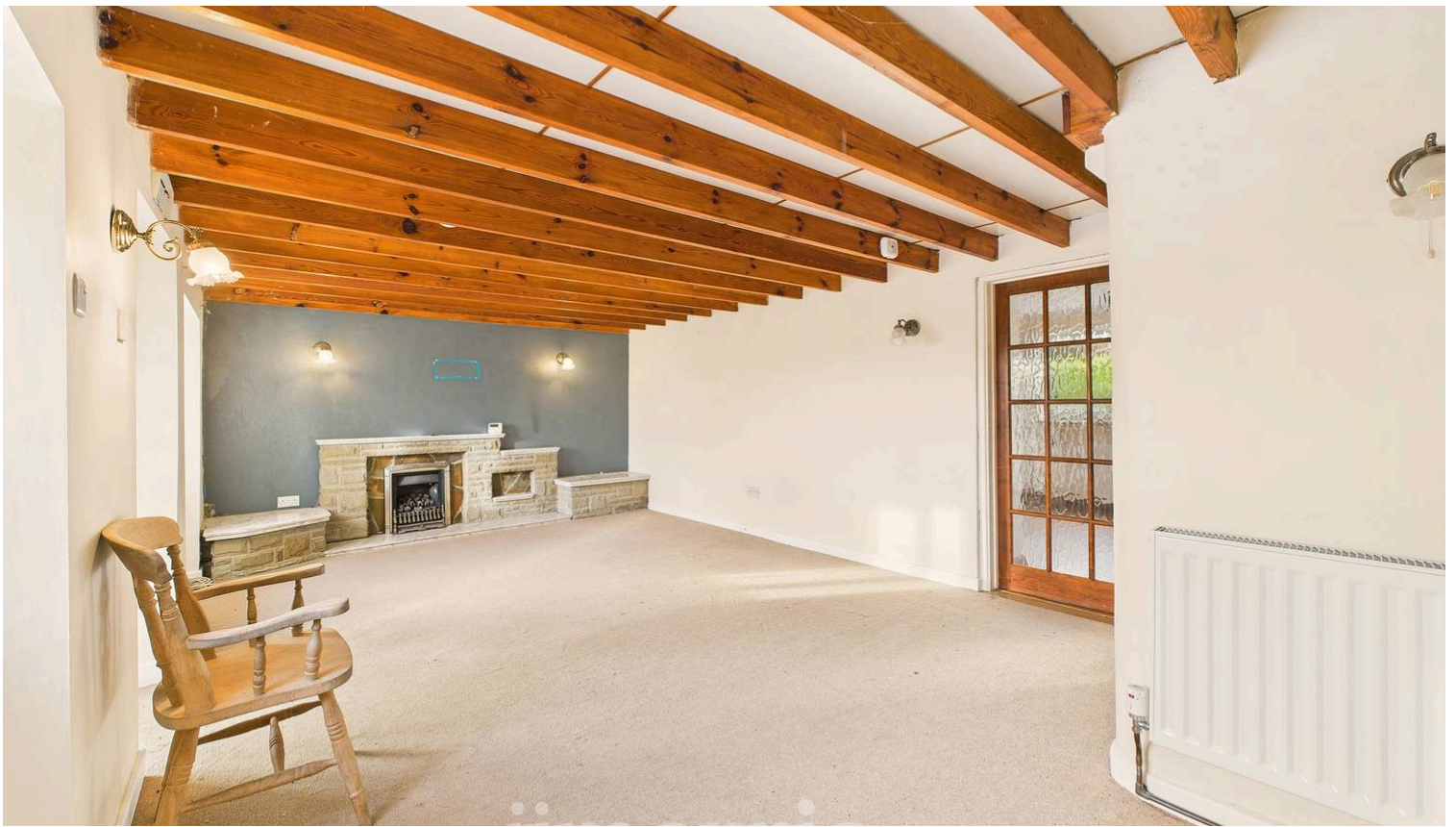
Blaenffynnon, Tegryn, Tegryn – SA35 0BJ

£459,000 Freehold

Blaenffynnon Cottage is a charming Three bedroom semi-detached house set on the edge of the village of Tegryn, surrounded by the unspoilt Pembrokeshire countryside. This spacious rural property combines traditional character with modern efficiency, boasting an impressive EPC rating of B. With easy access to nearby villages and market towns with excellent local amenities. The Accommodation Comprises – Entrance Porch, Living Room, Kitchen/Dining Room, Utility, WC, Bathroon, First Floor Landing, Three bedrooms and Family Bathroom. Externally Blaenffynnon extends to approximately 9 acres or thereabouts.

Council Tax band: C

Tenure: Freehold



Situation

Tegryn, near Llanfyrnach in north Pembrokeshire, is a small rural village set on a hilltop overlooking the scenic Preseli landscape. It has a peaceful, close-knit community with a primary school, community centre and local pub forming its main amenities, while everyday services and shops are found in nearby villages and towns. The surrounding area is characterised by open farmland, rolling hills and quiet country lanes, offering a calm, traditional Welsh rural setting with strong community identity and a sense of remoteness from urban life.

Main House

Entrance Porch

Double glazed Upvc windows, tiled flooring, Door to:-

Living Room

Coal effect gas fired fire with feature surround, double glazed Upvc windows, exposed beams, radiators, understairs storage, door to:-





Kitchen/Dining Room

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, plumbing for dishwasher/washing machine, integrated Fridge/Freezer, electric range master with extraction over, double glazed Upvc windows, radiators, coved ceilings, stairs rising off to the first floor, part tiled walls, part tiled floors, part wooden flooring, door to:-

Utilty

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, plumbing for dishwasher/washing machine, double glazed Upvc windows, part tiled walls, tiled flooring, door to:-

WC

Low flush WC, double glazed Upvc window, tiled flooring.

First Floor

Landing

Double glazed Upvc window, doors to:-

Bedroom One

Double glazed Upvc window, radiator, fitted wardrobes, wooden flooring.

Bedroom Two

Double glazed Upvc window, radiator.

Bedroom Three

Double glazed Upvc window, radiator, loft access.





Bathroom

Low flush WC, corner bath, walk-in shower with electric shower, pedestal wash basin, radiator, double glazed Upvc windows, tiled walls, wooden flooring.

Old Milking Parlour

Work Shop/Garage

Utilities and Services

Electric - Mains Water - Mains Drainage - Mains Heating - Air Source Heat Pump Tenure: Freehold and available with vacant possession upon completion, Local Authority: Pembrokeshire County Council Council Band - Main House - C The Cottage - C What3Words - [///reprints.central.pump](http://reprints.central.pump)

Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE Good outdoor Three Good outdoor O2 Variable outdoor Vodafone. Variable outside 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.





Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.7mbps upload and 5mbps 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.

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.



GARDEN

The property is approached via a gated entrance, providing ample off-road parking, generous turning space for several vehicles, and access to a large workshop/unit. The main house is surrounded by lawned gardens to both the front and rear, complemented by a paved patio seating area. Blaenffynnon extends to approximately 9 acres (or thereabouts), divided into three fields. The land further benefits from a range of useful outbuildings.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
308.9 m²
3324 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

