



Markham, Whitehill, Cresselly – SA68 0TT

Offers in Region of £325,000

jmorris.com

Markham, Whitehill

Cresselly, Kilgetty

A superbly well presented detached 2 double bedroom bungalow, providing exceptional accommodation with a beautiful modern kitchen and bathroom, situated on an excellent sized level garden plot, with magnificent countryside views, being situated just outside the villages of Cresselly & Carew. The property is set back from the village country road with a walled and gated entrance driveway, providing ample road parking plus an adjoining garage. Viewing is essential to really appreciate the plot size, views and excellent accommodation available.



Situation

The property is situated less than a mile outside the popular village of Carew Newton, within a small settlement known as Whitehill, being predominantly a mixture of cottages and bungalows surrounded by rolling lush Pembrokeshire countryside. On a larger scale, the property sits roughly in the middle of Carew, Sageston and West Williamston villages, being a short drive from the picturesque Cleddau estuary and less than 10 miles from the South Pembrokeshire coastline, with multiple beaches and resorts to enjoy days out. Less than 2 miles distant is the A477 which connects on to the county town of Pembroke and has an excellent range of shops and services.

Entrance Hall

Entered via a double glazed front door with matching side screen. With radiator, access to loft space, range of Oak doors open to:

Lounge

Large double glazed window to front, feature fireplace with space for electric fire, radiator.

Kitchen

Fitted with a range of modern wall and base storage units, worksurfaces, breakfast bar, one and a half bowl porcelain sink, double glazed window to rear enjoying views across the garden and out over neighbouring countryside, integrated single oven, 4 ring electric hob, extractor hood and microwave, radiator, double glazed door opens to:

Conservatory

Double glazed windows around with external door to rear garden.

Bedroom 1

Double glazed window to rear enjoying the countryside views, radiator.

Bedroom 2

Double glazed window to front, radiator. Currently used as a dining room.

Bathroom

Comprising a bath with electric shower over, W.C, pedestal wash hand basin, part tiled walls, dual heated towel radiator, frosted double glazed window to rear.

Garage

With up and over garage door to front, double glazed pedestrian door to rear, power and lighting, housing a gas boiler servicing the domestic hot water and central heating.

Externally

To the front of the property there is a good length gated driveway providing plenty of space for parking. Front gardens laid mainly to lawn with a front garden wall. Gated access on both sides lead to the rear where there is an excellent sized garden with beautiful countryside views, greenhouse to the side, decked seating area and fire pit gravelled seating area.

Directions

From Narberth, travel south along the A478 until reaching Templeton and take the 2nd turning right signposted for Yerboston. Proceed straight to the 2nd cross roads and turn left for Cresselly, on the A4075, travelling straight through Cresselly and on for approximately 1 mile until reaching Whitehill. Take the first right hand turning and proceed straight over the next cross roads. You will then see the property on the right hand side.

Utilities & Services

Heating Source: LPG Gas

Electric: Mains Electric

Water: Mains Water

Drainage: Private Septic Tank

Local Authority: Pembrokeshire County Council

Council Tax Band: E

EPC Energy Efficiency Rating: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///headers.broad.caveman

Broadband Availability

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 Coverage

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

EE Voice & Data - 78%

Three Voice & Data - 79%

O2 Voice & Data - 69%

Vodafone Voice & Data - 67%

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.

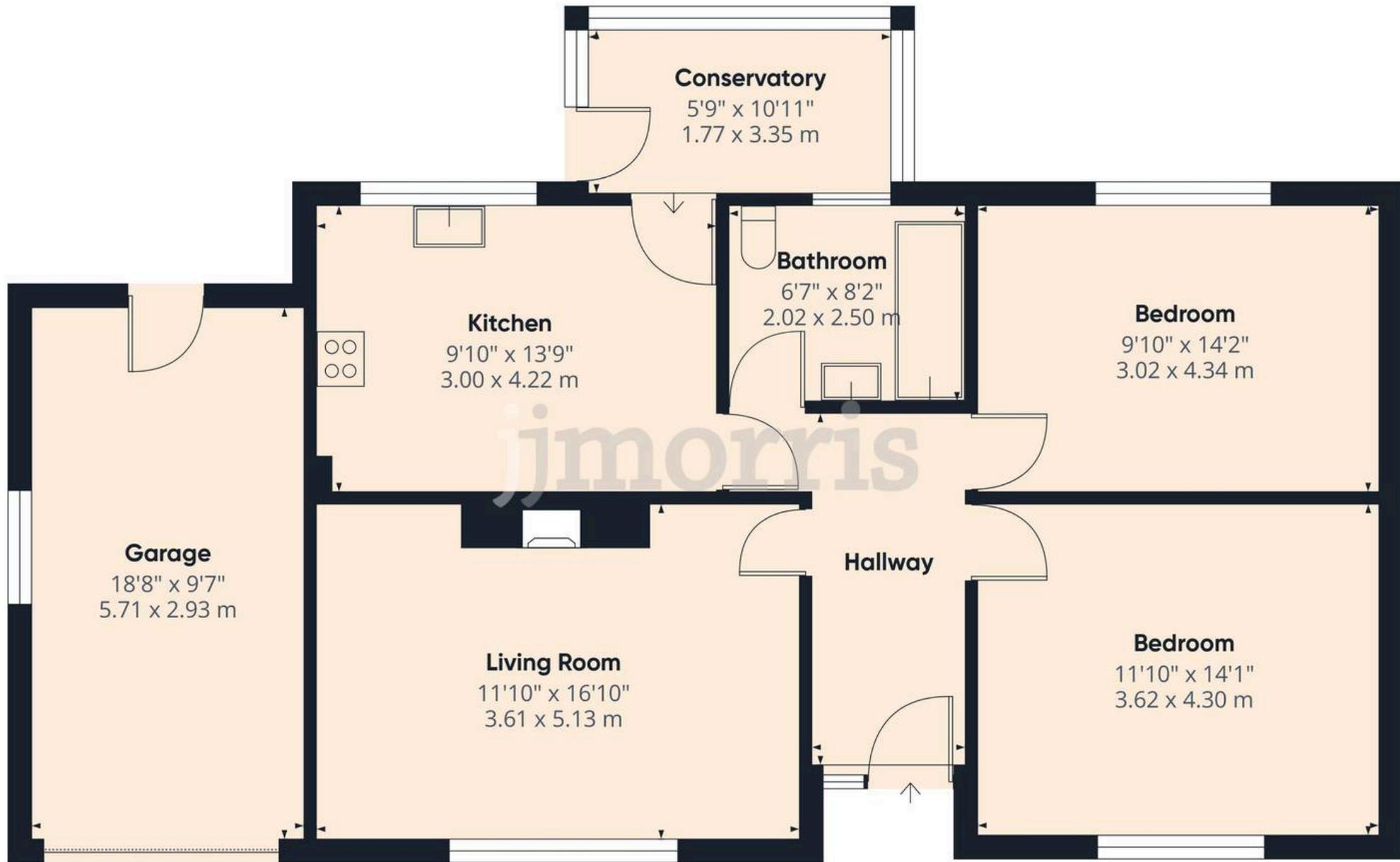








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