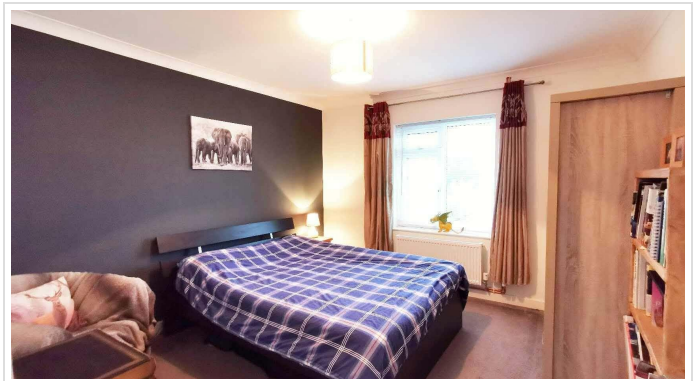
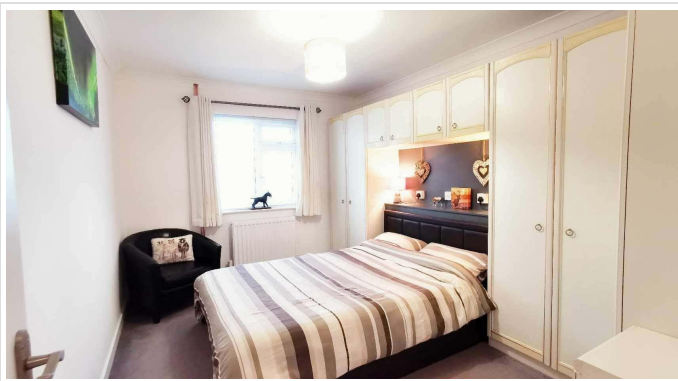
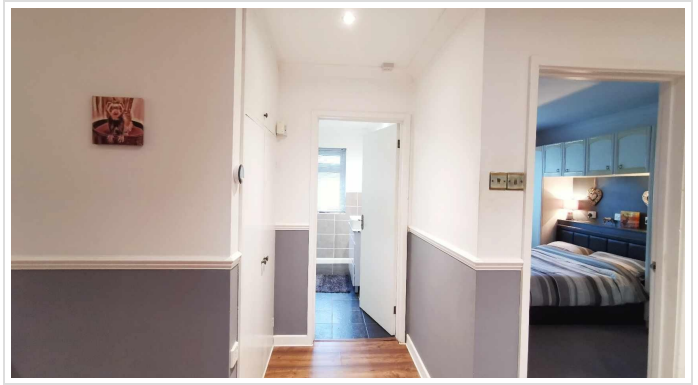
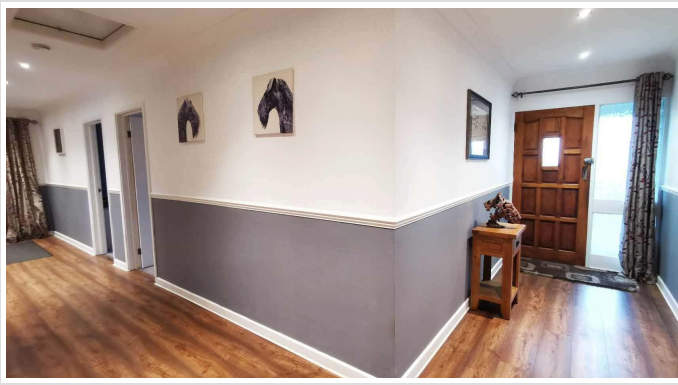


3 Bed Detached Bungalow In Awelygrug , Llanfyrnach, SA35 0DE £525,000





SHORT DESCRIPTION

Property Ref: 17116 AWEL Y GRUG, Llanfyrnach, SA35 A country small holding comprising of a 3 bedroom bungalow and useful large outbuilding situated within 3.6 acres. TO THE FRONT OF THE PROPERTY To the front of the property is a large gravel driveway with ample parking for several vehicles. To the right is access to the open barn and main entry to the land. Immediately to the side of the property are large wooden gates allowing access to the rear garden. Directly in front of the property is a small walled garden partially laid to lawn with some border planting. ACCOMADATION The property is entered via double glazed sliding door leading to PORCH With wooden entry door and frosted glass paneling. Leading to HALLWAY Wide 'L' shaped hallway with spotlights to the ceiling, laminate flooring, airing cupboard, power points and attic access. Doorway to integrated garage. LOUNGE 12 foot X 17 foot 5 inches (3.75m x 5.30m) Two large double glazed windows, laminate flooring, feature electric fireplace built into media wall, feature wall lights, 2 radiators and power points. Doorways leading to hallway and KITCHEN DINER 13 foot X 25 foot 5 inches (3.96m x 7.73m) Two double glazed windows. Large open area with fitted kitchen units. Electric hob with hood and extractor fan, built in electric cooker and built in fridge freezer. Air circulation fan. Small feature electric fireplace. Radiator and Power points. Doorways leading to hallway, utility room and CONSERVATORY (2.50m x 4.47m) Double glazed with power point and radiator. UTILITY ROOM (2.50m x 3.86m) Double glazed with door access to rear garden. Plumbing for washing machine, power point, sink and W.C. BATHROOM 6 foot 7 inches x 8 foot 11 inches(2m x 2.70m) Frosted double glazed window. White bathroom suite comprising P shaped bath shower, W.C., raised hand basin built into cupboard. Air circulation fan. Towel radiator. Doorway to hall. BEDROOM 1 11 foot 4 inches x 12 foot (3.44m x 3.66m) Double glazed window. Radiator and power points. Doorway to hall. BEDROOM 2 9 foot 10 inches max x 13 foot (2.98m max x 3.96m) Double glazed window. Built in wadroses. Radiator and power points. Doorway to hall. BEDROOM 3 11 foot 4 inches x 12 foot (3.44m x 3.66m) Double glazed window. Radiator and power points. Doorway leading to hall. INTERGRATED GARAGE. (3.96m x 4. 65m) 7ft up and over garage door from the front of the property. Lighting, Window and powerpoints. Doorways to hallway and workshop. WORKSHOP (2.44m x 3.96m) Electric consumer unit, solar panel inverter, heat pump boiler unit, lighting and power points. Doorway to rear garden. ECO IMPROVEMENTS The house sports cavity wall insulation, Brand new fully fitted central heating system. New loft insulation. New solar panels fitted to the roof at the rear of the property. New Air Pump heating system. GARDENS To the front of the property is a small walled garden mainly laid to lawn with some border planting. Entry by pathway to hedged side garden formerly used as a vegetable garden. Access under tree archway to rear gardens, extending from the side of the property to the outbuilding and the paddocks mainly laid to lawn. Situated within the rear garden, storage shed, septic tank, heat source pump, two outdoor water taps. Large double wooden gates and footgate give access to the front of the property. Small gated access to the land via the goat paddocks. Large gated access to concrete yard and hard standing area to the side of the outbuilding. Door access into OUTBUILDING The outbuilding comprises of SMALL BARN 18 foot x 30 foot Currently used as a run in shelter for horses with automatic water supply. Lighting and power point. Two doors give access to the yard area. Passageway leads to MAIN BARN 30 foot x 38 foot Half centre divide and open fronted to hardstanding area and front driveway. Water point within. LAND In total the bungalow sits within 3.66 acres or thereabouts. The land is gently sloping, relatively flat grazing divided into paddocks. Two small goat paddocks with walkway have access to the garden and slightly larger paddock. This paddock has a large gate to the main field and footgate to the lower field. Lower field had gated access to the road. Main field has large gates to the lower field and yard areas. There was formerly a well positioned near the large tree in the centre of the field. Histoically the land has been used for cattle and is currently used for sheep goats and horses. SITUATION The property is situated in a rural location, being approximately 5 miles from the village of Crymych, 9 miles from the towns of Newcastle Emlyn and St Clears, 12 miles from Cardigan and 15 miles from Carmarthen. The near by villages of Tegryn and Blaenwaun are less than 2 miles away and both have basic amenities to include public houses. Mains water Private Drainage Heat source pump heating Council Tax Band D Tenure Freehold INDOOR AND OUTDOOR VIDEO TOURS AVAILABLE ON REQUEST 360o Tour available Property Type: Detached Bungalow Full selling price: £525000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band:D EPC rating: B Measurement:1302.43 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Garage, Driveway, Off street Heating Type: Central, Double Glazing, Eco Friendly, Electric Heating, Solar Powered Chain Sale or Chain Free: NA Possession of the property: Self-occupied -----

3

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

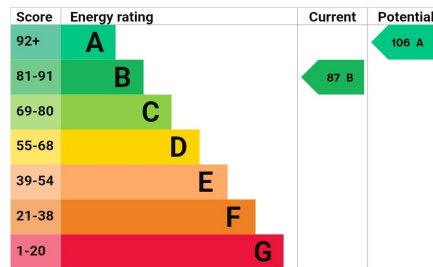
EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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