



Brynceiros , Tegryn, SA35 0BE

**£240,000**

A Two/Three Bedroom Detached Bungalow enjoying far reaching countryside views situated within the rural village of Tegryn. The accommodation comprises: Entrance Hall, Living/Dining Room, Kitchen/Breakfast Room, Utility Room, Two Bedrooms, Sitting Room/Bedroom Three and a Family Bathroom. Externally, there are gardens to the front and rear, a detached garage, workshop and outside utility.

### Situation

Tegryn is located in beautiful North Pembrokeshire, near the Preseli Hills and is surrounded by open countryside. The village has a primary school, public house and vehicle repair garage. Greater amenities are found at the larger and busy village of Crymych which has a good range of convenience shops, petrol station, pharmacy, opticians etc and has a primary & secondary schooling with an excellent leisure centre. The area is centrally positioned for easily reaching by car to the larger towns of Cardigan, Carmarthen, Fishguard and Narberth.

### Canopy Porch

uPVC double glazed door to:

### Hallway 10'11" x 4'5" (3.35 x 1.35)



Radiator, access to loft, built in airing cupboard housing hot water cylinder and shelving, doors to:

### Living/Dining Room 15'3" x 9'6" (4.65 x 2.9)



Multi-fuel stove set in decorative surround on a slate hearth, double glazed windows to side and front, radiator, door to:

### Kitchen/Breakfast Room 11'5" x 10'2" (3.48 x 3.12)



Fitted with a range of solid wood wall base units with work surfaces over, 1 1/2 drainer sink unit, built in electric oven and 4 ring hob with extractor hood over, part tiled walls and tiled flooring, double glazed window to side and internal window to rear, door to:

### Utility Room 10'0" x 8'2" (3.05 x 2.5)



Double glazed window to rear enjoying fantastic far reaching countryside views with breakfast bar below, solid wood base units with work surface over, plumbing for washing machine, single drainer sink unit, double glazed window to side and external door to side, part tiled walls and tiled flooring, radiator, oil fired boiler.

Returning to the hall, doors lead to:

### Bedroom One 11'8" x 10'5" (3.58 x 3.18)



Double glazed window to front, radiator.

### Bathroom 8'5" x 7'2" (2.57 x 2.2)



Comprising of bath, enclosed shower cubicle, vanity unit

with wash hand basin, low flush WC, tiled walls, frosted double glazed window to rear, built in storage cupboard.

### Inner Hallway 10'7" x 3'8" (3.23 x 1.14)

Built in storage cupboards, doors to:

### Bedroom Two 10'5" x 7'8" (3.2 x 2.34)



Double glazed window to side, radiator

### Sitting Room / Bedroom Three 12'1" x 11'6" (3.7 x 3.53)



Double glazed patio doors into rear garden boasting fantastic far reaching countryside views, double glazed window to side, radiator.

### Externally



To the front of the property is a hardstanding driveway providing ample off road parking and a lovely front garden with an array of shrubs and trees. Gated access leads to the rear where there is a good size garden mainly laid to lawn with a raised patio seating area to enjoy the breath-taking views. The rear garden also enjoys a vegetable patch, a small pond and a greenhouse.

### Detached Garage 18'0" x 11'1" (5.5 x 3.38)

With up and over door, power and lighting, door to:

### Adjoining Workshop 11'1" x 6'6" (3.38 x 2)

With workbenches, power and lighting, pedestrian side access.

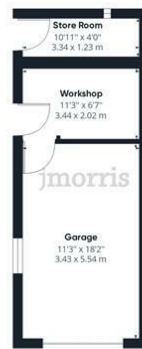
### Adjoining Utility Room/Store Room 11'1" x 4'0" (3.38 x 1.22)

Power and lighting, door to side and window.

## Floor Plan



Floor 0 Building 1



Floor 0 Building 2

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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