

1 Blaen Treweryll, Blaenffos, SA37 0JH

£325,000

A larger than average Four/Five Bedroom Detached House situated within the village of Blaenffos, between the towns of Crymych and Cardigan. The accommodation is deceptively spacious and comprises: Entrance Hall, Cloakroom/W.C. Living Room, Dining Room, Kitchen/Breakfast Room, Utility, Study/Bedroom Five, Landing, Master Bedroom with Ensuite Shower Room, Three Further Bedrooms and a Family Bathroom. Externally, there is Parking for several vehicles and a manageable Rear Garden with Patio with Elevated Lawn.

NO FORWARD CHAIN

UPVC double glazed door with glazed side panel, opens to:

### Hall



Stairs rise off to first floor, doors to:

### Cloakroom/W.C.



Low flush W.C. Pedestal hand wash basin with tiled splash back, extractor fan, uPVC double glazed window.

### Living Room



UPVC double glazed window, radiator, double doors to:

### Dining Room



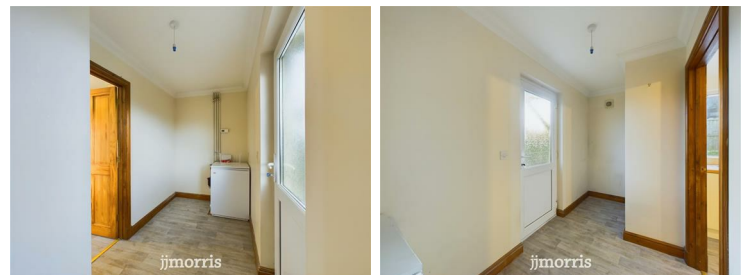
Sliding patio doors to the rear, radiator, door to:

### Kitchen/Breakfast Room



Having a range of wall and base units with worktop surface over, inset 1.5 stainless steel and drainer unit, double oven, hob and extractor fan over. Breakfast bar, space for fridge and freezer, windows to the rear. Pantry/storage cupboard. Door to:

### Utility Room



'Grant' oil fired combinational boiler, void and plumbing for washing machine, uPVC double glazed door to the side.

### Study/Dining/Bedroom Five



UPVC double glazed window, radiator.

### FIRST FLOOR

### Landing



Loft access, radiator. Doors to:

## Master Bedroom



UPVC double glazed window, radiator. Door to:

## Bedroom Four



UPVC double glazed window, radiator.

## Ensuite



Low flush w.c. Pedestal hand wash basin, enclosed shower, velux roof window.

## Family Bathroom



Four piece white suite comprising: low flush w.c. Pedestal hand wash basin, panel bath, enclosed shower, velux roof window.

## Bedroom Two



UPVC double glazed window, radiator.

## Externally



Tarmac driveway providing parking for several vehicles, lawned area. Paved patio to the rear and elevated lawn area.

## Bedroom Three



UPVC double glazed window, radiator.

## 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.

## Broadband Availability

According to the Ofcom website, there is no data available for this postcode

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 there is no data available for this postcode

Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Utilities & Services

Heating Source: Oil Central Heating

Services: Mains Electric

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

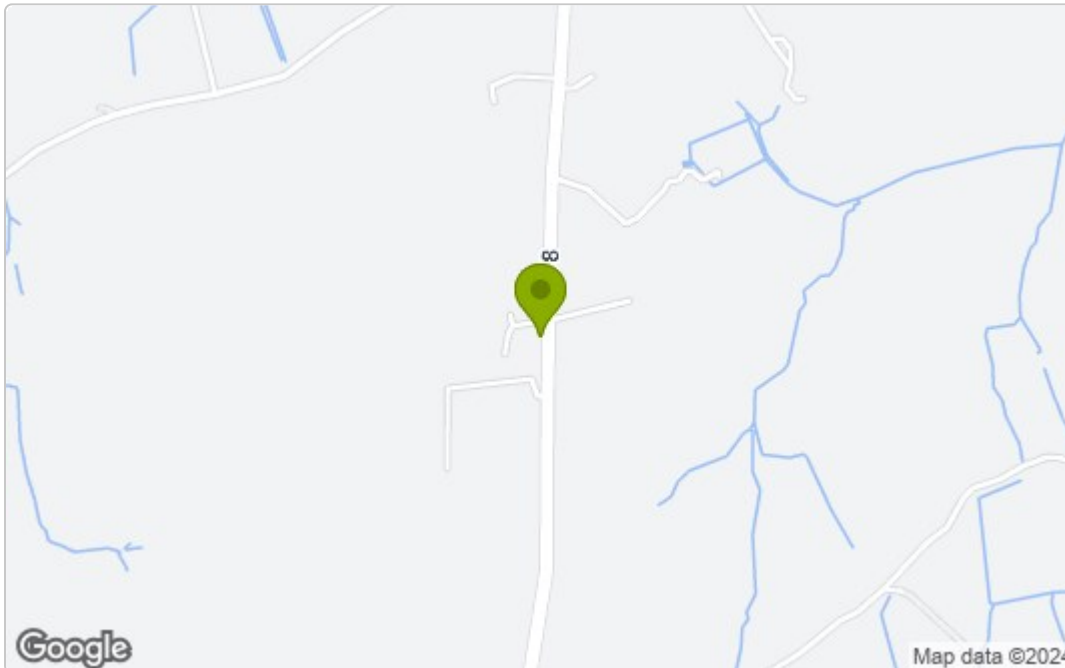
Council Tax: C

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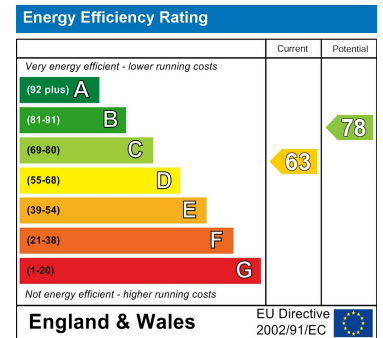
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.