

56 Maes Yr Yrfa, Crymych, SA41 3RD

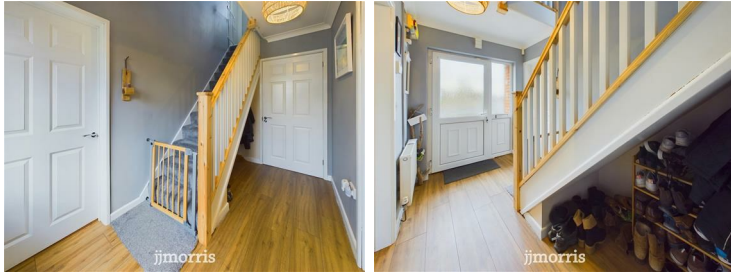
£269,950

A modern Three Bedroom Detached House situated in a quiet cul-de-sac with beautiful open countryside views to the rear, within walking distance of the amenities of the country village of Crymych. The accommodation comprises: Entrance Hall, Cloakroom/W.C. Living Room, Kitchen/Diner, Side Porch, Landing, Three Bedrooms and a Modern Bathroom. Externally, there is Parking to the Side and a well planned, landscaped Garden to the Rear. The property has the benefit of full oil-fired central heating, double glazing and solar panels.

Entrance Porch

Open porch with overhead bulk head light, Upvc tongue and groove board overhead, Upvc double glazed half obscured front door and sidelight into:-

Hall



Coved ceiling, radiator, wood effect flooring, stairs to first floor. Doors to:-

Cloakroom/W.C.

Upvc window to the rear, WC, wash basin, radiator, coved ceiling.

Living Room



Upvc double glazed window to the front, Upvc double glazed patio doors to the rear opening out to the garden, closet suitable for computer desk and shelves, coved ceiling, radiator.

Kitchen/Dining Room



Having a range of wall and base units with worktop over, space for fridge/freezer, stainless steel single bowl sink and drainer, electric hob with extractor fan over, electric oven, Upvc double glazed window to the rear, radiator, coved ceiling, tiled splashbacks, plumbing for washing machine. Coved ceiling, upvc double glazed window to the fore, TV point, half obscured Upvc door to the side porch.

Rear Lobby

Space for a tumble drier with extractor fan, polycarbonate ceiling, radiator, Upvc double glazed obscured glass back door to the garden.

FIRST FLOOR

Landing



Upvc double glazed window to the fore and rear, hatch to the roof space, telephone point, airing cupboard with shelving and radiator.

Bedroom One



Upvc double glazed window to the front, radiator, coved ceiling, TV point.

Bedroom Two



Upvc double glazed window to the front, radiator, coved ceiling, TV point.

Bedroom Three



Upvc double glazed window to the rear overlooking the garden and countryside beyond, coved ceiling, radiator.

Bathroom



Modern suite with 'L' shaped bath and screen over, rainfall shower head, aqua panelled walls, hand wash basin set in vanity unit with matching concealed cistern, tiled splash back, vertical radiator, Upvc window to the rear, extractor fan.

Externally



Entrance to the front via brick pillars down concrete steps with laurel hedge to one side, lawn garden to the front door. Concrete pathway to the perimeter of the property,

tarmac drive to the side providing off road parking. To the rear the garden has been landscaped to take advantage of the far reaching countryside views with paved entertaining and relaxing area, with glass blustrade, timber shed, oil tank storage, outdoor central heating boiler.

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, this property has both standard and superfast broadband available, with speeds up to Standard - 1mbps upload and 19 mbps download, Superfast - 20 mbps upload and 80 mbps 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.

Mobile Phone Coverage

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

EE: Voice - Yes & Data - Yes
Three: Voice - Yes & Data - Yes
O2: Voice - Yes & Data - No
Vodafone: Voice - No & Data - No

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.

Utilities & Services

Heating Source: Oil central heating

Services:
Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

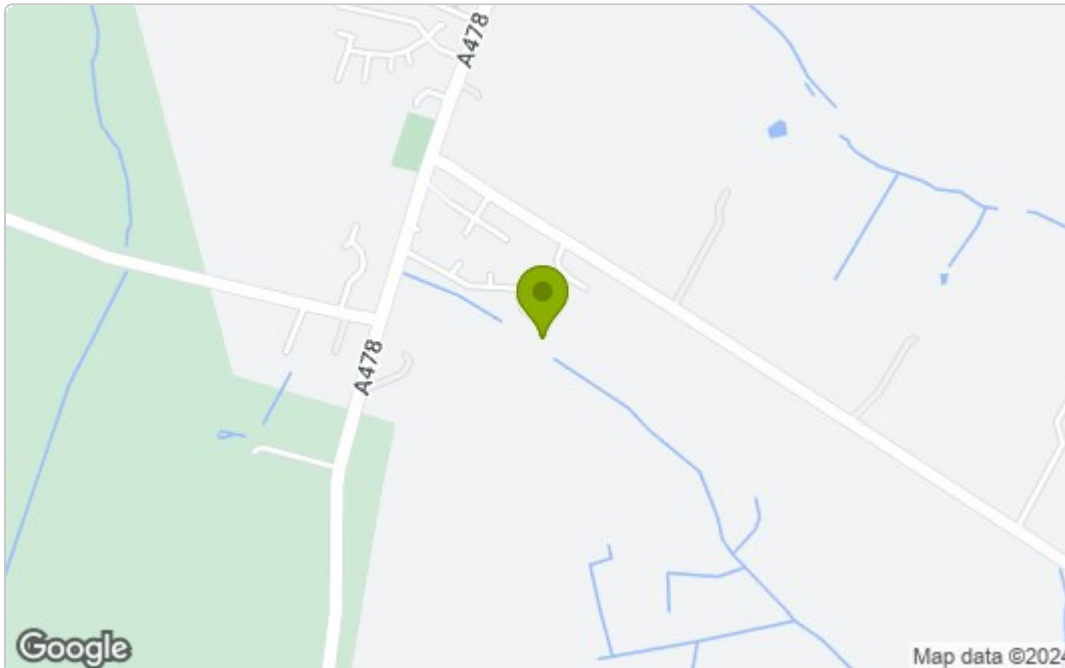
Council Tax: Band D

What3Words - ///sometimes.costly.splits

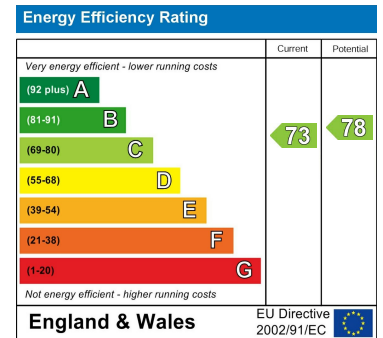
Floor Plan



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.