



Oakland , Penybryn, SA43 2RX

£499,950

A superb detached residence set in a generous plot of around 0.25 acre with far reaching views to the rear over countryside and towards the town of Cardigan. The accommodation, which has recently been significantly updated and improved briefly comprises: Entrance Hall, Living Room, Study/Ground Floor Bedroom, 25ft Modern Kitchen/Dining Room, Conservatory, Utility Room, Shower Room, Rear Hall and Integral Garage. To the first floor there are Three Good Sized Bedrooms, Family Bathroom and Separate Shower Room.

ACCOMMODATION COMPRISES:

Hardwood door with decorative glazing and matching side panels opens to:

Hall



Spacious room with tiled flooring, radiator, large walk-in cloaks cupboard. Stairs rise to the first floor.

Living Room



Double glazed bay window with decorative glazing, recently installed lean burning log burner with slate hearth, two radiators. Double doors open to the kitchen.

Study/Bedroom

Dual aspect double glazed windows, radiator.

Modern Kitchen/Dining



A fantastic sized kitchen ideal for the family or entertaining having a modern range of wall and base units with complimentary work-surface over with tiled splash back, porcelain sink unit with drainer and mixer tap, LPG 4 ring hob with extractor fan over, eye level double oven, integrated dishwasher, fridge, freezer, wine cooler and secondary fridge. Oil fired Aga cooker, walk-in pantry cupboard, tiled flooring throughout, space for dining table, cupboard housing Worcester Bosch boiler and 210lt high pressure water tank, sliding doors open to:

Conservatory



uPVC double glazed windows to three sides with polycarbonate roof, radiator, door to patio/rear garden.

Returning to the kitchen, door leads to:

Utility Room



Base cabinet with worktop surface, inset stainless steel sink unit, void and plumbing for washing machine, void for condensing drier, radiator, window to the rear. Door to:

Shower Room



Double shower enclosure with mains fed power shower, low flush w.c., pedestal hand wash basin, radiator, tiled flooring and walls, extractor fan.

Rear Hall

uPVC Window and door to the rear, radiator, tiled flooring, door to:

Garage

Up and over door, uPVC double glazed window.

FIRST FLOOR

Landing



Velux window, radiator, doors to:

Bedroom One



Four velux windows enjoying countryside views, eaves storage, radiator.

Bedroom Two



Feature arch shaped double glazed window, radiator, mirror sliding doors into the walk in wardrobes

Bedroom Three



Double glazed window to the rear enjoying views across the garden and to the countryside beyond, radiator.

Family Bathroom



Recently installed suite comprising: Panel bath with mains fed shower and screen over, basin set in vanity unit with storage below, low flush w.c. Wood effect flooring, radiator, velux window.

Shower Room



Corner shower enclosure with mains fed shower, pedestal hand wash basin, low flush w.c. Heated towel rail, tiled walls, extractor fan, loft access and eaves storage.

EXTERNALLY

To The Front

The property is approached by double gates opening onto tarmac drive providing parking and turning area, bordered by a lawned garden with mature shrubs, a paved path way leads to:

Rear Garden



Raised block paved patio, with access to the conservatory and rear hall, taking full advantage of the far reaching views towards Cardigan and the open countryside The rear garden is predominately lawned garden with vegetable patch and composting area. There is a good sized timber shed which could be used as a summer house if required.

Services, etc.

Services - Mains water, electricity and drainage. Oil central heating.

Local Authority - Pembrokeshire County Council

Property Classification - Band E

Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///iterative.speeded.computers

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 0.6mbps upload and 4mbps download and Superfast 20mbps upload and 80mbps 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 - Yes

Vodafone. Voice - Yes & Data - Yes

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.



Floor Plan

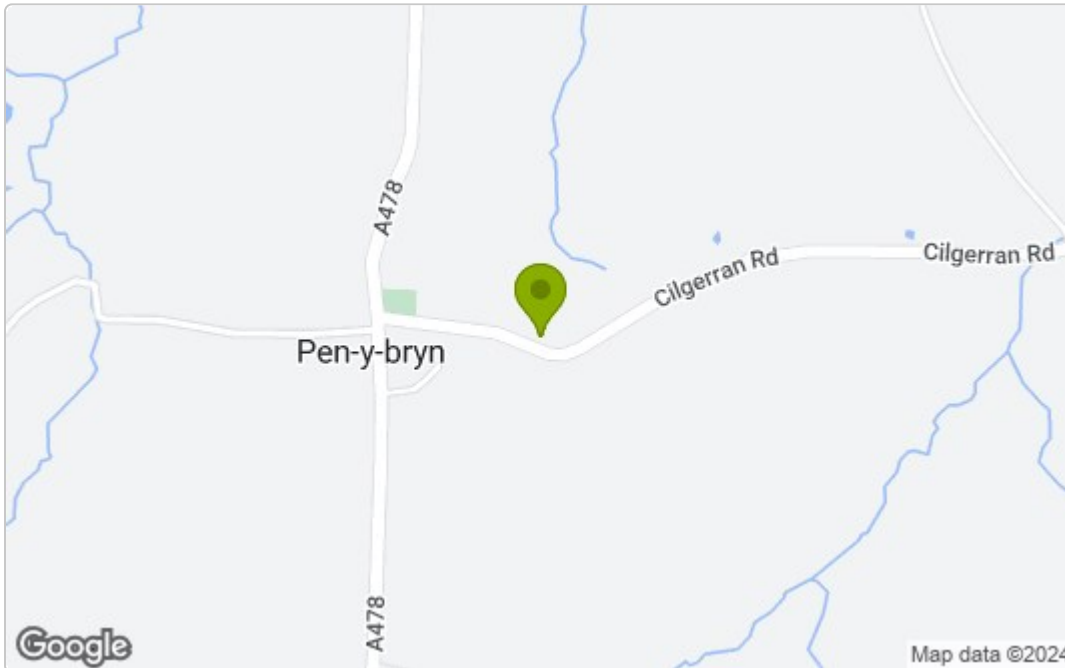


Floor 0

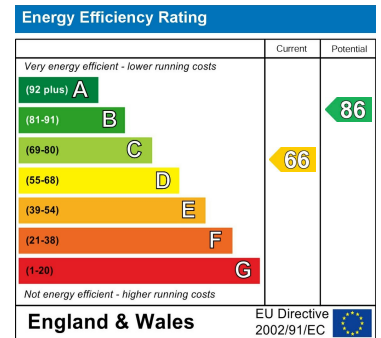


Floor 1

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.

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