



Tower Hill , Blaenffos, SA37 0HX

£289,950

A well presented Four Bedroom Detached Cottage with versatile accommodation, being able to create an Annex within the existing accommodation if required located in the village of Blaenffos, which is ideally placed between Cardigan Town and Crymych village. The sale of Tower Hill provides an ideal opportunity for a purchaser looking for 'multi generational' living or for the opportunity to utilise the accommodation as an income stream. The accommodation comprises: Living Room, Sitting Room, Large Kitchen/Diner, Conservatory, Side Lobby, W.C. Utility, Living Room/Bedroom, Bedroom, Wet Room and Utility/Porch. The First Floor has Two Bedrooms and a Large Bathroom. Externally, the property has a good sized garden, ample off road parking, useful storage sheds and each property enjoys a rear enclosed patio area.

Air Source Heat Pump & Insulation - EPC: B Rated

Situation

The village of Blaenffos is well located between Cardigan and Crymych, along the A478. Within the village there is a local shop, chapel, a recreational playing field and children's play area. The house itself is positioned along a quiet road, but is within walking distance to all village amenities, including a bus service to town. Roughly 2 miles away is the larger village of Crymych which has a variety of shops for most needs, including a butchers, bakers, general stores, as well as excellent schooling, doctors and leisure facilities. The large town of Cardigan is approximately 6 miles distant and provides a wide range of shops and services.

Living Room 13'5" x 12'5" (4.1 x 3.8)



Entered via double glazed door to the front, multi fuel burning stove in surround, exposed beams, tiled flooring, double glazed window to the front, under stairs storage cupboard, door to kitchen, opening to:-

Sitting Room/Dining Room 10'5" x 9'2" (3.18 x 2.8)



Stairs to first floor, double glazed window to the front, tiled flooring.

Kitchen/Diner 24'11" x 8'7" (7.62 x 2.64)



Having a range of wall and base unit with worktop surfaces, Cookmaster 7 ring gas hob and electric oven and grill with splash back and extractor hood over, 1.5 bowl sink and drainer, space for fridge and freezer, plumbing for washing machine, part tiled walls, tiled floor, double glazed window to the rear, multi-fuel burning stove with back

boiler servicing the domestic hot water, door to annex and doors to:-

Conservatory 14'9" x 7'1" (4.5 x 2.18)



Double glazed windows to the side and rear, external double glazed frosted door to the rear, tiled flooring.

Side Lobby 19'3" x 4'0" (5.87 x 1.22)

Space for white goods, inverter for solar panels, external double glazed frosted door to the front, frosted double glazed window to the side, tiled floor, part tiled walls, door to:-

Cloakroom

Tiled floor, WC, frosted double glazed window to the rear.

Utility Room 11'3" x 7'2" (3.45 x 2.2)



Having a range of wall and base units with worktop surfaces, single drainer sink unit, space for cooker, plumbing for washing machine, double panel radiator, double glazed window to the rear, tiled floor.

Living Room/Bedroom 16'0" x 13'6" (4.88 x 4.14)



Wood burning stove set in surround, double panelled radiator, double glazed window to the front, laminate flooring, access to loft.

Bedroom 14'1" x 10'2" (4.3 x 3.1)



Double glazed window to the front, laminate flooring, double panel radiator.

Bedroom 12'4" x 9'2" (3.78 x 2.8)



Double glazed window to the front, access to loft, double panel radiator.

Wet Room 5'4" x 4'3" (1.65 x 1.32)



Walk-in shower cubicle, wash hand basin, WC, frosted double glazed window to the rear, heated towel rail.

Bathroom 11'3" x 8'5" (3.43 x 2.57)



Suite comprising corner bath with shower over, pedestal wash basin, WC, part tiled walls, double panel radiator, double glazed window to the rear.

Inner Hall

Tiled floor, doors to:-

Utility Room 8'3" x 6'7" (2.54 x 2.03)

Tiled floor, external double glazed door to the rear, Water cylinder, double panel radiator.

First Floor

Landing

Doors to:-

Bedroom 18'8" x 10'0" (5.7 x 3.05)



Double glazed window to the front, built-in storage cupboard, access to eaves, exposed beams, radiators.

Externally



To the front of the property is a hard standing driveway providing ample off road parking. Gated access leads to a patio and decked area. A further gate leads to a good sized garden mainly laid to lawn.

There are two block built sheds (9'9" x 6'3" & 13'4" x 8'2") which have power and lighting. To the rear, both properties have separate low maintenance patio areas.

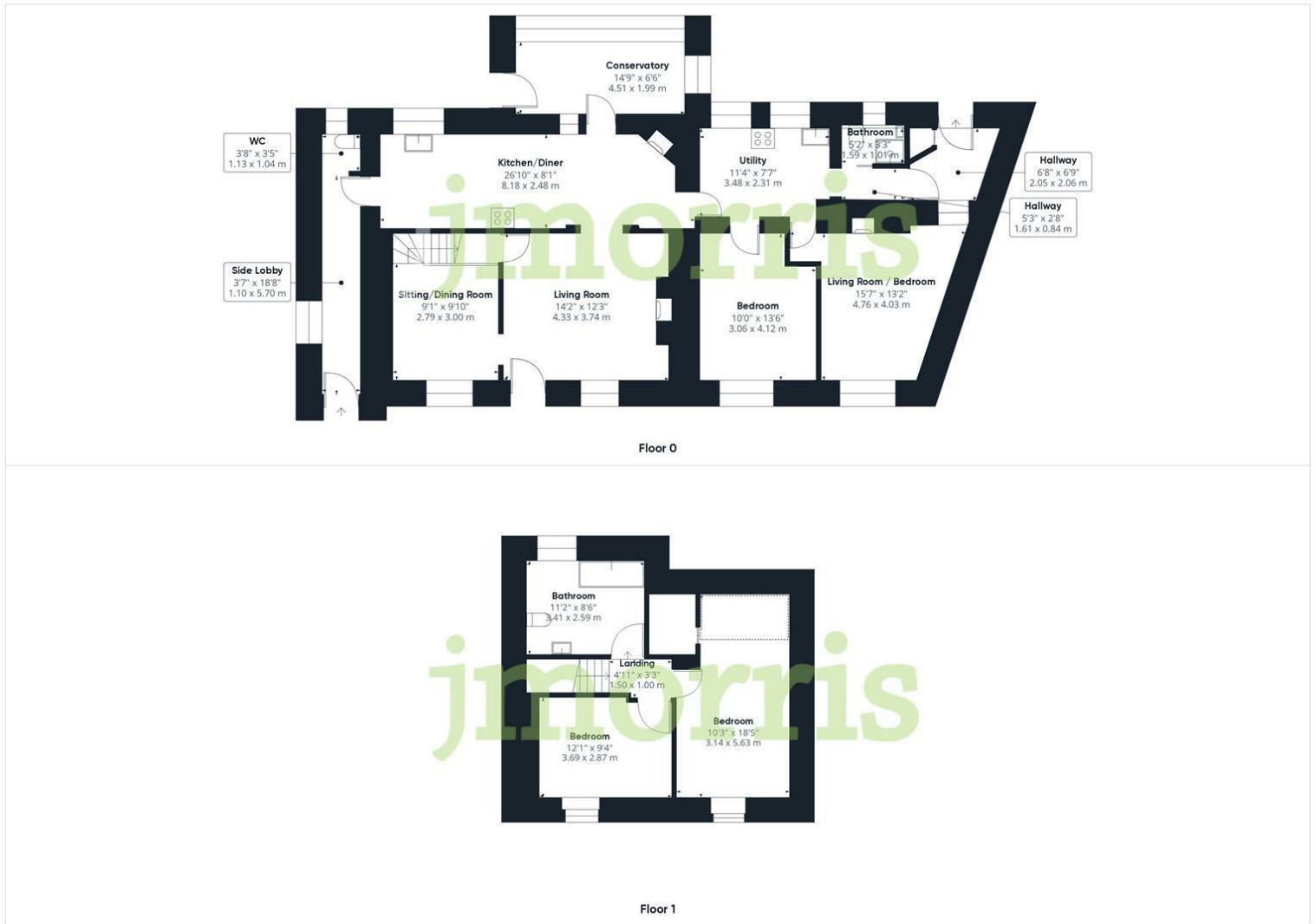
Services, etc.

Services - Mains water, electricity and drainage. Air Source Heat Pump.

Local Authority - Pembrokeshire County Council
Property Classification - Band D

Tenure - Freehold and available with vacant possession upon completion.

Floor Plan



Area Map



Energy Efficiency Graph

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

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