



Cilcam , Eglwysrw, SA41 3SE

£795,000

Nestled in the charming village of Eglwysrw, Crymych, this stunning detached house offers a perfect blend of modern amenities and traditional charm. Boasting four reception rooms, five bedrooms, and three bathrooms, this property provides ample space for comfortable living.

One of the standout features of this property is its potential for an annexe, making it ideal for multi-generational living. Whether you're looking to accommodate extended family members or create a separate living space for guests, this property offers versatility to suit your needs.

The property's design seamlessly combines modern elements with traditional features, creating a warm and inviting atmosphere throughout. From the spacious reception rooms to the well-appointed bedrooms, every corner of this house exudes character and style.

The gardens have been well planned and landscaped by the current owners providing cottage gardens with mature shrubs and bushes, detached garage/workshop, detached home office/store and an attached garage/tractor shed.

Located in a picturesque village, this property offers a peaceful retreat while still being within easy reach of local amenities. Whether you're looking for a family home with room to grow or a versatile space for multi-generational living, Cilcam, is sure to impress.

Composite entrance door with glazed panel to:-

### Hall



Cloak cupboard, double glazed window, wooden flooring, radiator. Door to:-

### Breakfast Room



Bespoke wooden units, "Belfast" sink, oil fired Aga Range, slate and tiled flooring, two double glazed windows, exposed beams.

### Kitchen



Having a range of wall and base units, worktop surfaces, 1.5 stainless steel sink and drainer unit, double electric oven, ceramic hob with extractor fan over, void for fridge/freezer, two large picture windows overlooking the

garden and countryside beyond, tiled floor, radiator, Velux windows.

### Utility/Shower Room



Curved screen shower enclosure with mixer shower, low flush WC, vanity unit with hand wash basin, tiled walls and floor, extractor fan. External door to the rear.

### Living Room



Inglenook fireplace with feature cylindrical wood burning stove, slate flagged flooring, exposed wooden beams, double glazed sash window to the rear, double glazed door to rear, wall lights, storage cupboard, stairs rising off, radiator.

Returning to the Hall, glazed door to:-

### Dining Room



Double glazed sash windows overlooking the garden, wooden flooring, radiator, under stair cupboard, recessed spotlights, door to:-

## Sitting Room



Dual aspect double glazed window, wood burning stove with exposed fire, stone wall, slate hearth, exposed beams, wood effect flooring, stairs rising off, under stair cupboard, radiator, doors to the front and rear. Door to:-

## WC



Low flush WC, pedestal hand wash basin, tiled floor, extractor fan, radiator.

## Living Room



Exposed stone walls, dual aspect double glazed windows, double glazed door to the garden, vertical radiator, cupboard housing solar panel controls, door to:-

## Inner Hall



Wood effect flooring, double glazed window, radiator, door to garden, recessed lighting, door to:-

## Bedroom One



Double glazed window, bedside lighting, built-in wardrobes, radiator, door to:-

## Ensuite



Walk-in shower with tiled surround, wall mounted vanity unit with hand wash basin, low flush WC, tiled floor, radiator.

## FIRST FLOOR

### Landing



Velux roof window, walk-in eves storage, cupboard housing hot water cylinder and hanging rails. Door to:-

## Bedroom Two



Double glazed sash window, bedside lighting, exposed floorboards, radiator.

## Bedroom Three



Double glazed sash windows, radiator, built-in cabin bed, built-in storage cupboard.

## Bedroom Four



Double glazed sash windows, tongue and grooved panelled ceiling, radiator.

## Bathroom



Vanity unit with feature hand wash basin, panel bath with

"telephone" mixer attachment, low flush WC, wood effect flooring, double glazed window, shaver socket.

Returning to the Sitting Room, stairs rise to:-

## Bedroom Five



Exposed "A" frames, Velux window, radiator, walk-in wardrobe/storage.

## Externally



The property is approached via a gated entrance which opens up to a gravelled driveway and parking area for several vehicles, with lawned gardens, which extend around the property with a gravelled seating area to the fore, with access from the living room. Lawned gardens extend beyond, with a meandering brook and ornamental pond with a further seating area.

There is a detached workshop benefiting from double doors to the front, pedestrian side door and light and power. Attached to the property there is a stone barn/garage, ideal for storing gardens tools etc. Detached home office/studio housing the water treatment. There is a greenhouse, fruit cage, timber shed and useful log stores.

## Utilities & Services

Heating Source: Oil fired central heating

Services:

Electric: Mains

Water: Spring fed

Drainage: Septic Tank (we are advised that this was installed 7/8 years ago)

Solar Panels: With feed in tariff (PV). For hot water.

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band F

### **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 ultrafast broadband available, with speeds up to Standard 0.7mbps upload and 5mbps download and Ultrafast 220mbps upload and 1000mbps 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

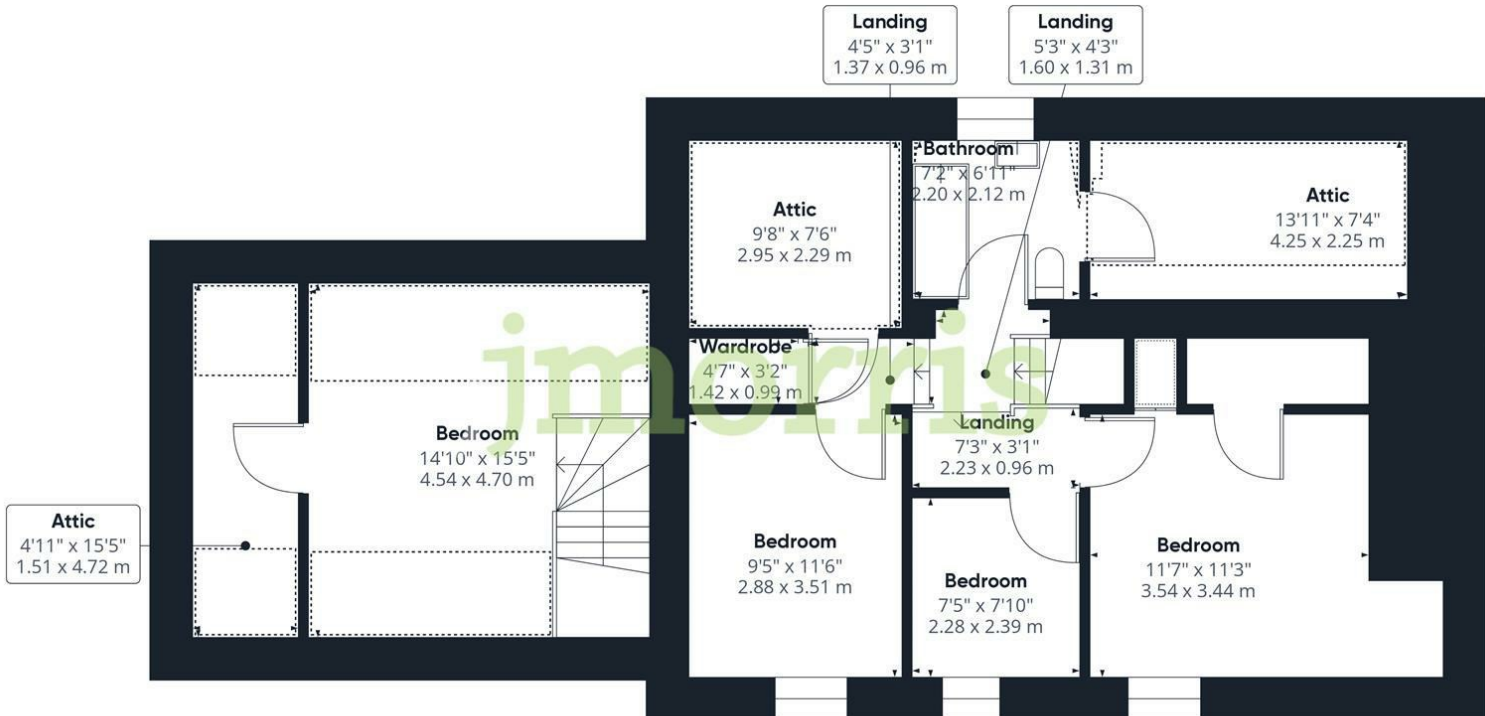
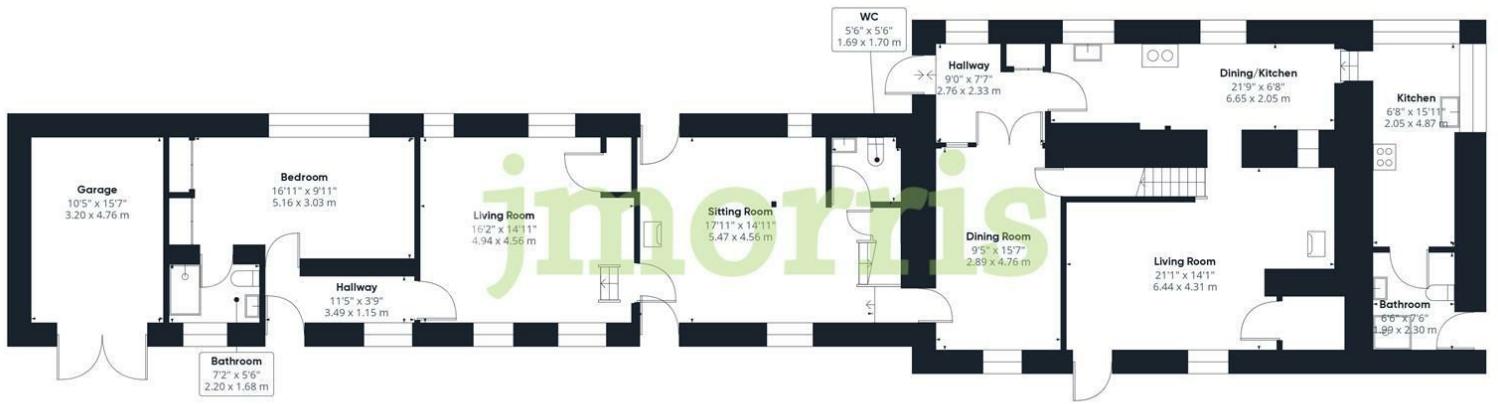
Three Voice - No & Data - No

O2 Voice - Yes & Data - No

Vodafone. Voice - Yes & Data - Yes

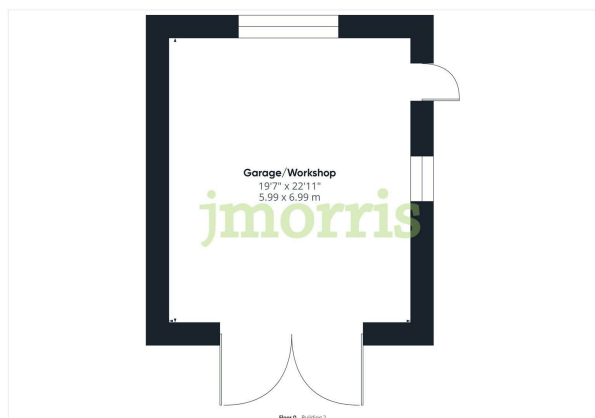
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



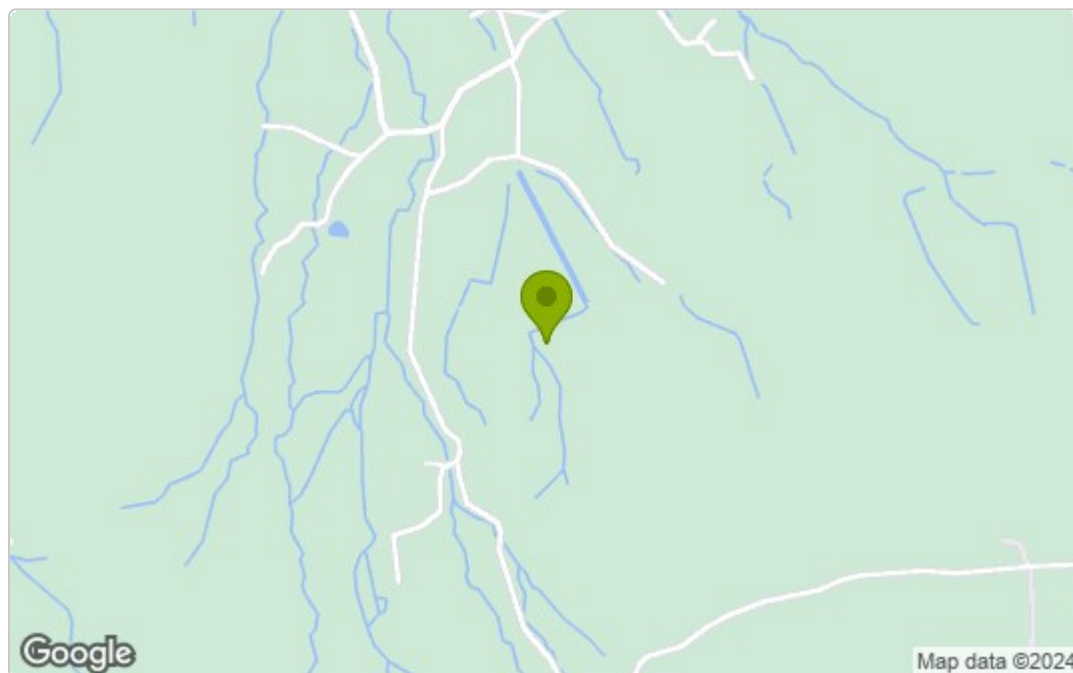


Floor 1 Building 1

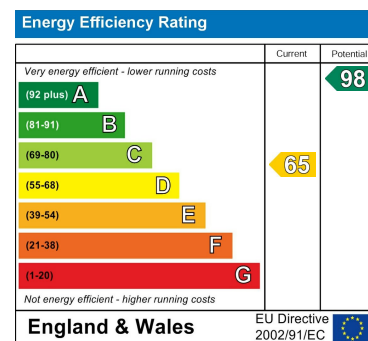
# Floor Plan



# 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.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com