



Ael Y Bryn , Crymych, SA41 3RN

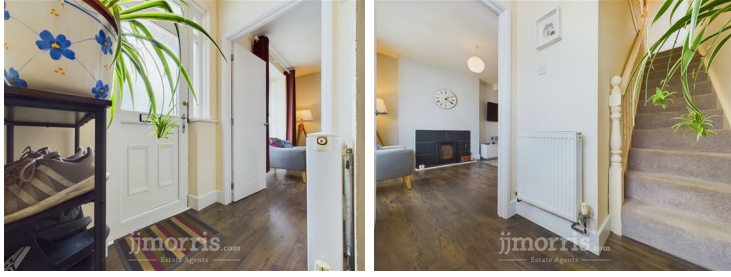
£225,000

A three bedroom semi-detached house located in the village of Crymych easy access to local amenities, schools, and beautiful countryside surroundings. Whether you enjoy leisurely walks in nature or prefer the convenience of nearby shops and schools, this house caters to all your needs. The accommodation comprises: hall, living/dining room, kitchen, utility, shower room, landing, three bedrooms and a family bathroom. Externally there is parking, gardens, two sheds and parking/rear access.



uPVC entrance door to:

### Entrance Hall



Wood effect flooring, stairs rising off to first floor, door to:-

### Living/Dining Room



uPVC bay window to the front, two radiators, log burning stove with a tiled surround and hearth, wood effect flooring.

### Kitchen



Having a range of wall and base units with worktop surface and tiled splashback, stainless steel sink unit, gas hob with stainless steel splash back and extractor fan over, electric oven, integrated dishwasher and fridge, two Velux windows, uPVC door and window to the rear.

### Utility



Wall and base units with worktop surface over, void and plumbing for washing machine, oil fired boiler, tiled flooring, under stairs storage, uPVC door to the side. Door to:

### Shower Room



Curved shower enclosure with aqua panelled walls, pedestal wash basin, low flush toilet, Upvc window, radiator, tiled flooring, extractor fan.

### FIRST FLOOR

#### Landing



uPVC double glazed window to the side, loft access, door to:

#### Bedroom One

Upvc window, built-in storage and airing cupboard, housing the hot water cylinder, radiator.

#### Bedroom Two



Upvc window, radiator.

#### Bedroom Three



Upvc window, radiator.

## Bathroom



Panel bath with shower and screen over, pedestal hand wash basin, toilet, heated towel rail, tiled walls, tile effect flooring, extractor fan, Upvc window.

## Externally



Dwarf wall to the front providing enclosed garden with decorative gravelled area. Parking to the side extends through two gates to a further concrete parking area. Steps lead up to an elevated patio area with pathway that extends to the rear access. There is a good sized lawn garden with storage sheds and oil storage tank.

## Utilities & Services

Heating Source: Oil fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band C

## 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, superfast and ultrafast broadband available, with speeds up to Standard 1mbps upload and 1mbps download, Superfast 13mbps upload and 66mbps download, 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 - No & Data - No

Three Voice - Yes & Data - Yes

O2 Voice - No & Data - No

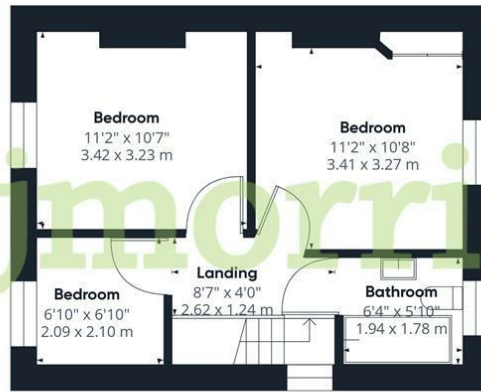
Vodafone. Voice - No & Data - No

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.

## Floor Plan



Floor 0 Building 1

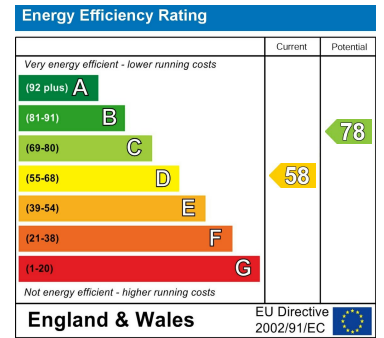


Floor 1 Building 1

## 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.