jjmorris.com

Haverfordwest Office:
4 Picton Place, Haverfordwest,
Pembrokeshire, SA61 2LX
T: 01437 760440
E: haverfordwest@jjmorris.com

CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS | AUCTIONEERS

Dryslwyn , Llandeloy, SA62 6LJ

Offers Over £580,000

A well proportioned 3 bed detached bungalow located in a peaceful and rural setting
Set in approx 2.5 acres of delightful grounds with beautiful green pastures surrounding
Detached garage, useful outbuilding and further stables and tack room available
* In close proximity to the scenic Pembrokeshire coastline*
* Within easy reach of the picturesque town of Solva *

Situation

Situated just outside the small village of Llandeloy, occupying a tranquil rural position and enjoying surrounding coastal views and within 4 miles or so of the impressive Newgale beach which attracts locals and tourists all year round and is particularly popular with walkers and surfers. The picturesque harbour village of Solva is located within 4 miles or so and benefits from a post office, shop, primary school, restaurants, gift shops, etc. The county and market town of Haverfordwest is situated some 12 miles east which offers a range of further social, retail and educational amenities.

Directions

From Haverfordwest take the A487 road towards St Davids. At the top of Newgale Hill turn right, signposted Llandeloy, proceed along this road for some 3 miles or so. Turn left, signposted Llandeloy and Dryslwyn will be found after a short distance on the right hand side.

Description

A detached bungalow of traditional construction, well presented and extended to provide comfortable, well proportioned accommodation. Benefitting from detached garage and modern outbuilding and set in approximately 2.5 acres of grounds perfect for use as a pony paddock or similar for livestock with a further 2 stables and tack room located at the bottom end of the garden.

To the Fore

To the fore, a 5 bar wooden gate opens to a gravelled driveway, partially paved area and a front garden. Beautifully presented with a wealth of flowers and shrubs.

ACCOMMODATION

Kitchen/Diner 13'9" x 10'4" (4.20 x 3.17)

Kitchen with granite work top, fitted units, electric hob and cooker with extractor fan, windows to the rear and fore, radiator. Door leading to dining room with sliding patio doors, radiator, window to the rear and to the fore, hard oak flooring and oak skirting boards.

Lounge 20'0" x 13'1" (6.11 x 4)

with fitted carpet, two radiators. window facing rear garden and dual fire burner.

Airing Cupboard

with shelved airing cupboard with hot water cylinder and electric immersion heater.

Bedroom 1 9'7" x 13'1" (2.93 x 4.01)

with window, radiator, and picture rail.

Bedroom 2 10'11" x 13'1" (3.34 x 4.01)

with radiator, TV point,

En-Suite Bathroom

comprising part tile walls, bath, W.C., wash hand basin, and obscure window.

Bedroom 3 10'11" x 13'1" (3.35 x 4.01)

with radiator, picture rail, and window.

Bathroom

with part tiled walls, bath with electric shower over,. W.C., vanity wash hand basin, radiator and window overlooking garden.

Conservatory 13'0" x 10'2" (3.98 x 3.10)

with 3 double aspect windows, patio doors, and timber clad ceiling. Plumbing for washing machine in detached utility room.

To the Rear

An attractive red brick paved patio enjoying rural views. The main garden can be enjoyed from all the reception rooms and indeed, the Conservatory opens onto a patio area overlooking lawns with flowers and shrubbery. The gravelled driveway continues around the rear of the property to the detached garage and further down the base of the garden are stables and tack room.

Outbuilding/Workshop 30 x 15 (9.14m x 4.57m)

L shaped building of cavity block construction, open plan with lightened granite flooring with 3 windows to side offering plenty of light and electricity and plumbing supplied. No central heating currently. separate w.c and wash basin, separate enclosed shower cubicle, bedroom area. Can be utilised as a workspace with potential to convert to annexe for a larger family or as a holiday let subject to necessary permissions.

The Land

Situated to either side of the homestead, comprising 2.5 acres.

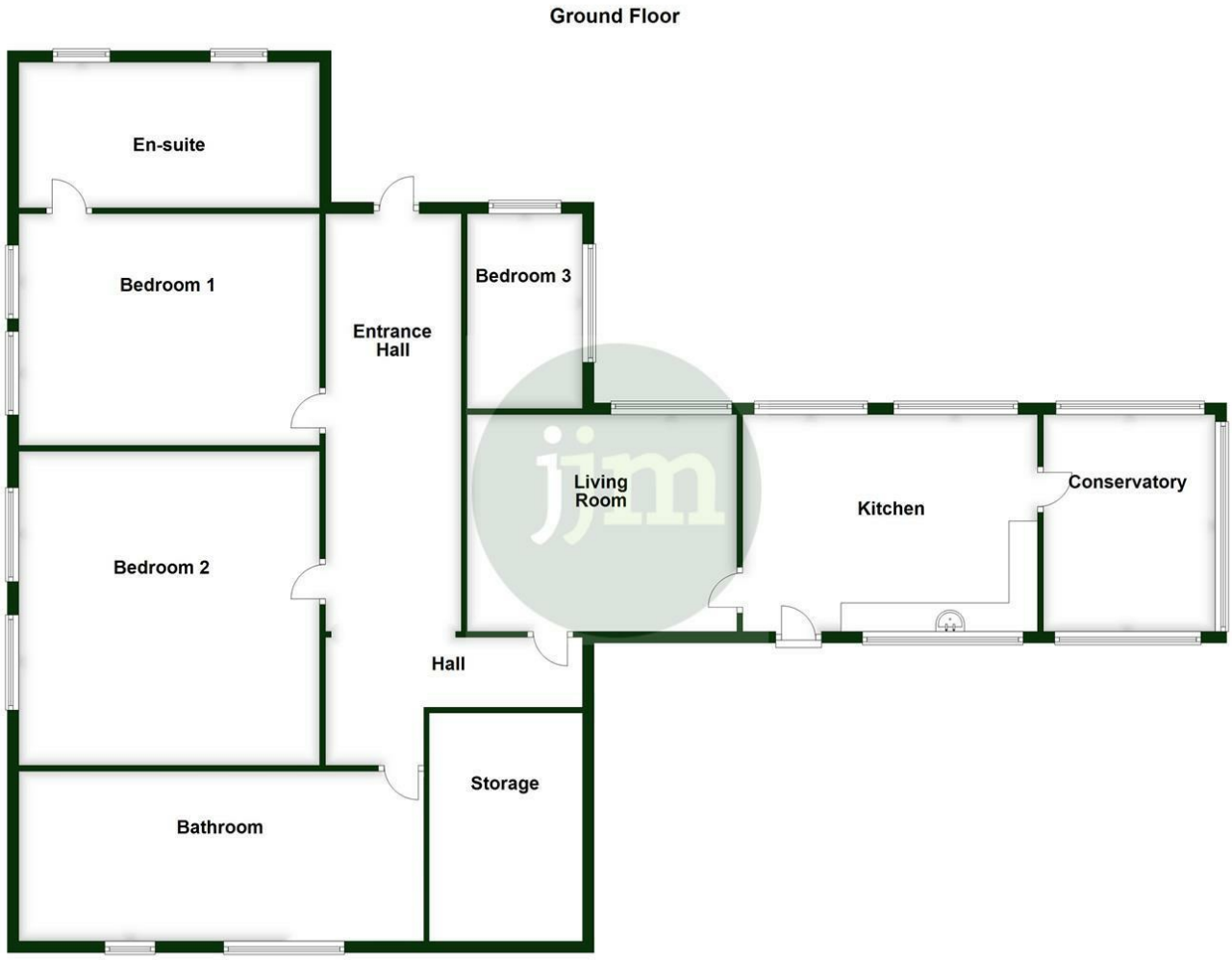
Services

SERVICES: Mains water and electricity are connected. Private Drainage. Telephone (subject to B.I. regulations). Oil fired central heating.
TENURE: Freehold and vacant possession upon completion.
LOCAL AUTHORITY: Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire,

THE SWANSEA
2 MAY 1997
DISTRICT LAND REGISTRY

FOR INFORMATION PURPOSES ONLY.

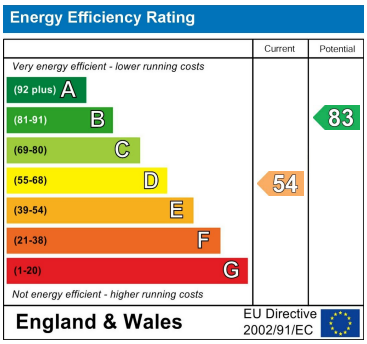
Floor Plan



Plans provided as a guide only.
Plan produced using PlanUp.

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 firms 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