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CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS | AUCTIONEERS

Yr Hen Llythyrdy , Mynachlogddu, SA66 7SD

Offers In The Region Of £279,950

Virtual Viewing Tour Ready!

A charming 3 bedroom semi-detached house located in the small rural village of Mynachlogddu, in the heart of the spectacular Preseli Hills within the Pembrokeshire Coast National Park. This deceptively spacious property offers excellent well-presented and maintained accommodation with 3 generous bedrooms and a good sized living space, all with wonderful far-reaching views. There is ample gated off road parking, a detached garage, and a predominately lawned, level, south-facing garden, ideal for all ages and pets to enjoy. This would make an excellent family home, being offered for sale chain free, and must be seen to fully appreciate the quality and fine features on offer.

Situation

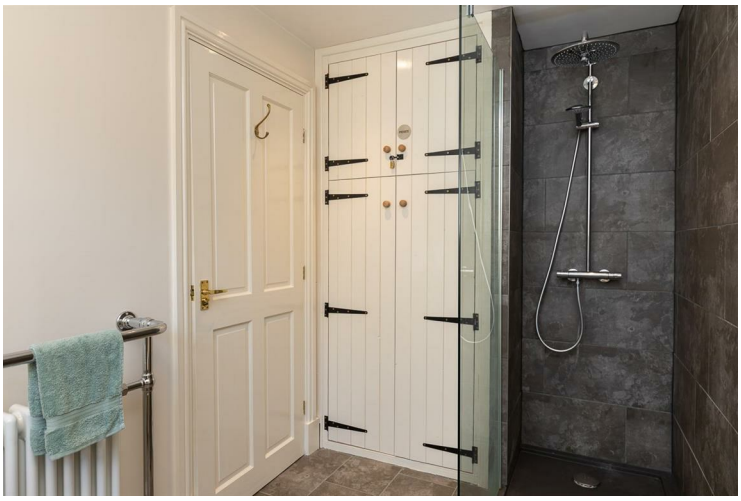
Yr Hen Llythyrdy is situated in the small rural village of Mynachlogddu, approximately 3 miles from the larger village of Crymych which provides a range of good basic amenities as well as Ysgol Bro Preseli which offers both primary and secondary schooling and was recently named as the top performing secondary school in Wales in Parent Power, The Sunday Times Schools Guide 2023. The larger towns of Cardigan and Narberth, both providing a wider range of shops, services and amenities, are within a 20 minute drive, as are many of Pembrokeshire's stunning beaches. Viewing is highly recommended to appreciate this property in its entirety and the position it enjoys in the Pembrokeshire Coast National Park and at the foot of the majestic Preseli Hills which are just a short walk from the house.

Accommodation

Kitchen 10'8 x 9'3 (3.25m x 2.82m)

Fitted with base storage cupboards, slate worktops, Belfast sink with mixer tap, fitted pantry storage cupboard, plumbing for washing machine and dishwasher, space for further white goods, double glazed window to side, tiled flooring, radiator, access to loft space, doors open to:

Downstairs Shower Room 10'3 x 5'11 (3.12m x 1.80m)

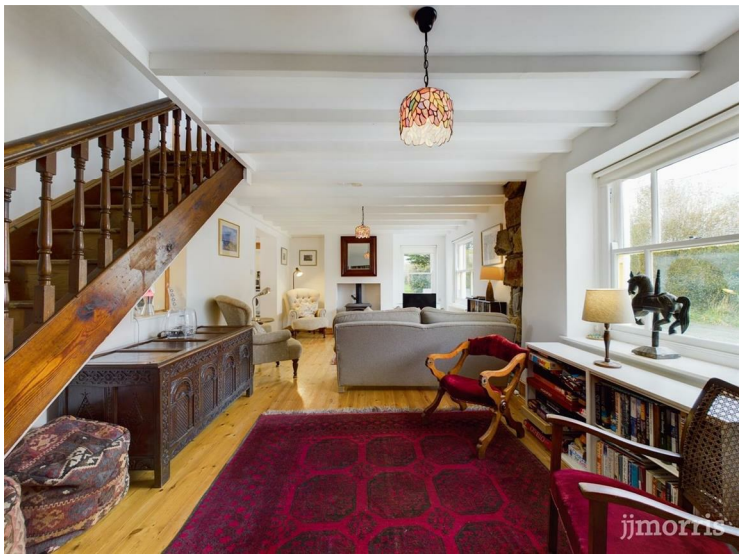


W.C, pedestal wash hand basin, large walk in rainfall shower, heated towel rail, tiled flooring, part tiled walls, frosted double glazed window to side, built in storage cupboard.

Dining Room 16'9 x 13'6 (5.11m x 4.11m)

Pine wooden flooring, Sandyford Classic range providing cooking facilities as well as heating the domestic hot water and central heating, slate worktop, small Belfast sink with mixer tap, exposed beam, radiator, window to rear, French doors to Sunroom and opening through to:

Sitting Room 24'7 x 12'2 (7.49m x 3.71m)



Dual aspect double glazed windows to front and side, continuation of pine wooden flooring, stairs rise to first floor, radiators, oil burning stove set in fireplace with slate hearth, ceiling beams, door to old front porch.

Sunroom 19'2 x 9'7 (5.84m x 2.92m)

Double glazed windows around enjoying views over the garden and to the hills, external French doors, quarry tiled floor, radiator.

First Floor Landing

Window to side, pine wooden flooring, cupboard housing hot water cylinder, doors open to all rooms.

Bedroom 1 13'6 x 11'2 (4.11m x 3.40m)

Pine wooden flooring, dual aspect window to side and double glazed sash window to rear with superb views, radiator, access to loft.

Bedroom 2 12'2 x 10'9 (3.71m x 3.28m)

Pine wooden flooring, dual aspect sash windows to front and side enjoying superb views, radiator, access to loft.

Bedroom 3 13'3 x 9'2 (4.04m x 2.79m)

Sash window to front with lovely views, pine wooden flooring, built-in storage cupboards.

Bathroom 8'11 x 5'3 (2.72m x 1.60m)

Comprising a bath with rainfall shower over, W.C, pedestal wash hand basin, part tiled walls, window to rear with lovely views, heated towel rail.

Externally

To the side is a detached garage, with power, and a gated driveway providing ample off road parking. At the rear there is a good sized, south facing, lawned garden and gravelled seating area.

Services

We are advised that mains water and electricity are connected. Private drainage to a recently installed certified sewage treatment system.

Tenure

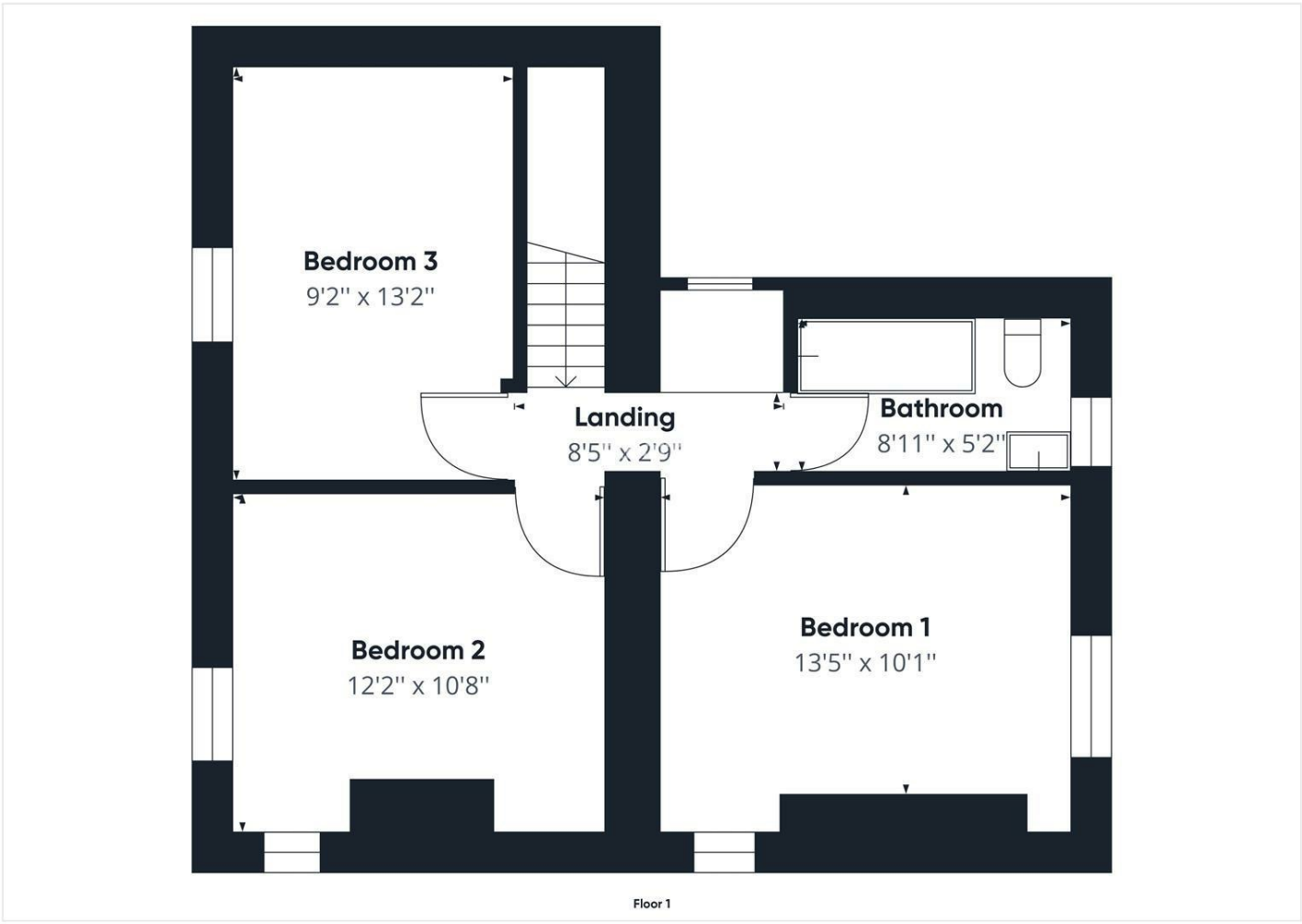
Freehold

Directions

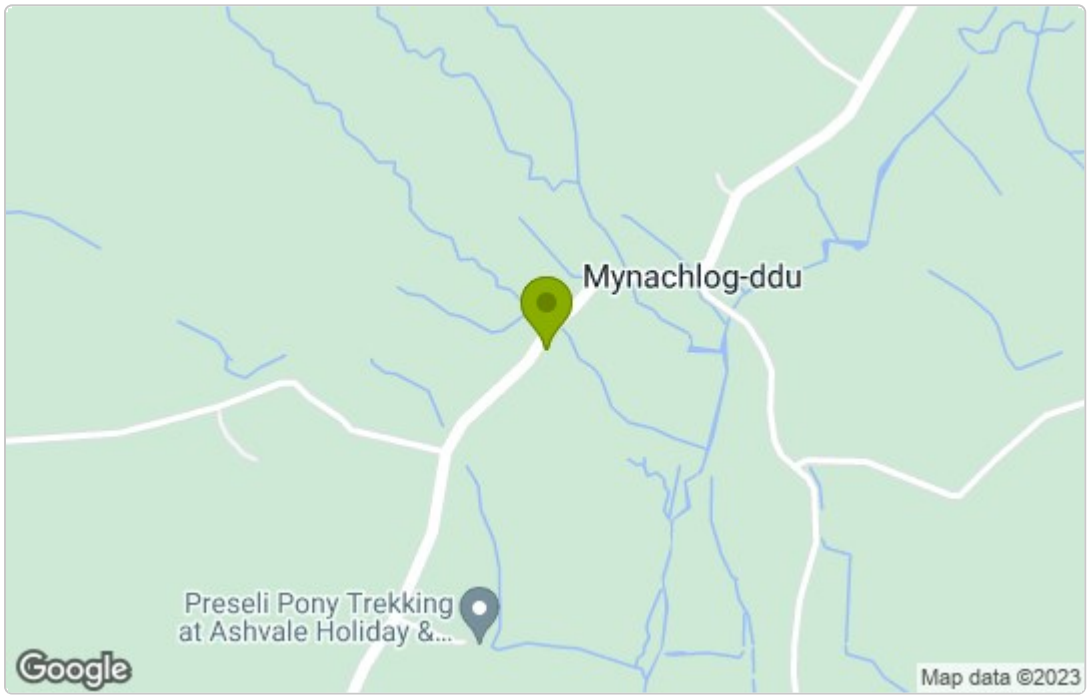
From Narberth take the A478 road signposted to Cardigan and travel through Clynderwen and Llandissillio until reaching Glandy Cross. At the junction by the garage/petrol station, take the 2nd left signposted to Mynachlogddu and proceed into the village. Turn left at the junction and the property is found further along on the left hand side.

Floor Plan

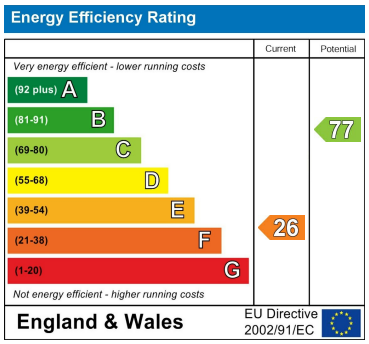
Sitting Room
11'4" x 23'3"
Dining Room
13'8" x 16'8"
Sunroom
9'1" x 17'8"
Kitchen
9'3" x 10'8"
Bathroom
5'10" x 8'6"
Floor 0


Bedroom 3
9'2" x 13'2"
Landing
8'5" x 2'9"
Bathroom
8'11" x 5'2"
Bedroom 2
12'2" x 10'8"
Bedroom 1
13'5" x 10'1"
Floor 1

Area Map



Energy Efficiency Graph



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