



Parc y Ffynnon , Llandissilio, SA66 7TE

Offers In The Region Of £229,950

A traditional detached house with warm and homely accommodation, providing 3 good size bedrooms plus an office, situated in the popular village of Llandissilio. The property has 2 receptions (living and dining rooms) and a large open plan kitchen with utility. Outside there is ample off road car parking space to the side and a well kept manageable garden. This would make an excellent family home and viewing is needed to appreciate just how lovely it is internally.

Situation

The village has basic amenities to include primary schooling and is on a local bus route. Only a short distance down the road is the village of Clynderwen with a greater number of amenities to include a railway station, several shops, pharmacy, petrol station and near by private schooling. In the opposite direction is the large village of Crymych with excellent schooling at both primary and secondary levels, an array of shops and amenities. The market town of Narberth is located some 5 miles or so distant, providing a larger range of services and amenities which cater for all day to day needs and offers a delightful array of shops, restaurants and cafes. There are excellent road links to the other larger towns in the area such as Cardigan, Carmarthen and Haverfordwest, all with a comprehensive range of amenities, educational facilities and services.

Accommodation

Entrance Hall

Entered via double glazed front door. Stairs rise to first floor, radiator, under stairs storage cupboard, doors open to:

Living Room



Double glazed windows to front and rear aspects, radiator, electric fireplace.

Dining Room



Double glazed window to front aspect, radiator, archway through to:

Kitchen



Fitted with a range of wall and base storage units with worktops over, 1 and a half bowl single drainer sink, space for cooker with extractor hood over, tiled splash backs, double glazed window to side, tiled floor, space for table and chairs, radiator, door to:



Utility



Continuation of tiled flooring, double glazed external door to side, double glazed window, radiator, fitted storage units with worktop over, single drainer sink, plumbing for washing machine, Grant oil fired boiler serving the hot water and central heating.

First Floor Landing



Spindle balustrade, radiator, access to loft, doors to all rooms.

Bedroom 1



Double glazed window to front aspect, radiator.

Bedroom 2



Double glazed window to front aspect, radiator.

Bedroom 3



Double glazed window to side aspect, radiator.

Office



Double glazed window to front aspect, radiator.

Bathroom



Comprising a bath, shower cubical, pedestal wash hand basin, W.C, tiled walls, radiator, Velux roof window.

Externally



To the side of the house is a hard standing driveway providing ample off road car parking space. A gated entrance leads to a side garden with lawn, borders and

shed. A pathway leads all around the back and far side. The garden is not large, but its enough for those who want something easy to manage.



Tenure

Freehold

Services

We believe mains water and drainage are connected. Oil fired central heating.

Directions

From Narberth town, proceed due North over the Penblewin roundabout signposted to Cardigan, and travel for roughly 3 miles passing through Clunderwen and then into Llandissilio. Come up through the village and the property is found on the right hand side, identified by our JJ Morris for sale sign.

What 3 Words /// mole.crunches.magically

Floor Plan



