



Ty Dare, Clynderwen, SA66 7TG

Offers Over £240,000

A modern 3 bedroom semi-detached house offering light and appealing, open plan living accommodation, with bi-folding doors to a sunny rear garden. The house was recently constructed in 2022 and has an excellent energy performance and efficiency rating. There are far reaching countryside views from the first floor master bedroom with en-suite and the property further benefits from an adjoining garage and driveway. Internal viewing is essential to appreciate this top quality home.

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, wood laminate flooring, doors open to:

Cloak Room

W.C, wash hand basin set in vanity storage unit, tiled splash backs, radiator, frosted double glazed window.

Lounge/Diner



Continuation of wood laminate flooring, double glazed window to front, radiators, bi-folding external double glazed doors to rear garden, open plan to:

Kitchen



Fitted with a range of wall and base storage units with worktops over, single drainer sink, 4 ring induction hob, extractor hood over, part tiled walls, eye level double oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, double glazed window to rear.

First Floor Landing



Spindle balustrade, access to loft space, doors open to:

Family Bathroom



Comprising a bath with shower and mixer shower over, W.C, pedestal wash hand basin, tiled floor, tiled walls, frosted double glazed window to rear, radiator.

Bedroom 1



Double glazed window to rear with far reaching countryside views, radiator, door to:

En-Suite



Comprising a shower cubical, pedestal wash hand basin set in vanity storage unit, W.C, radiator, tiled floor, tiled walls, radiator.

Bedroom 2



Double glazed window to rear, radiator.

Bedroom 3



Double glazed window to rear, radiator.

Externally



To the front of the house is an enclosed patio front garden area. To the side is a tarmac driveway providing off road parking space and side gate leads to the rear where there is a lovely sunny south facing garden with patio, lawn and beds. There is an extra parking area within the development for visitor parking.

Garage

With electric roller door to front, double glazed pedestrian door to rear, power and lighting.

Services

We understand mains water and drainage are connected. Air source heating.

Tenure

Freehold

Directions

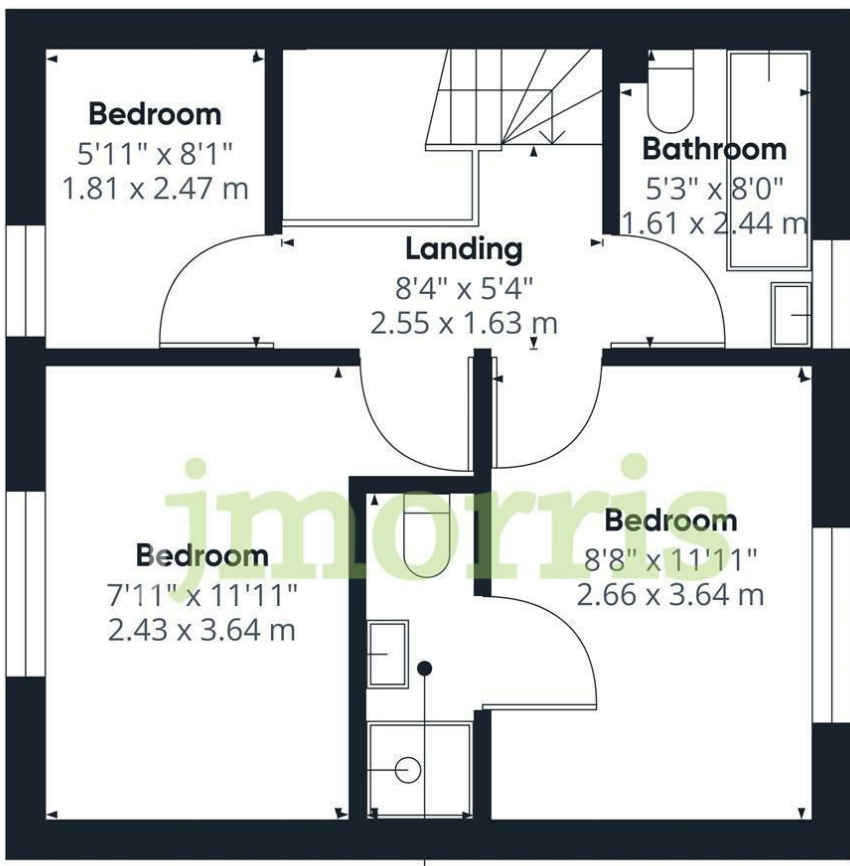
From Narberth town proceed due North over the Penblewin roundabout signposted to Cardigan and travel for roughly 3 miles passing through Clynderwen and then into Llandissilio. Come up through the village and turn left just passed the Angel Inn onto Heol-Y-Llan. Take the next left before the church, and then left again into this small development. The property is then on the right hand side.

What 3 Words ///nuns.recorder.sofas

Floor Plan

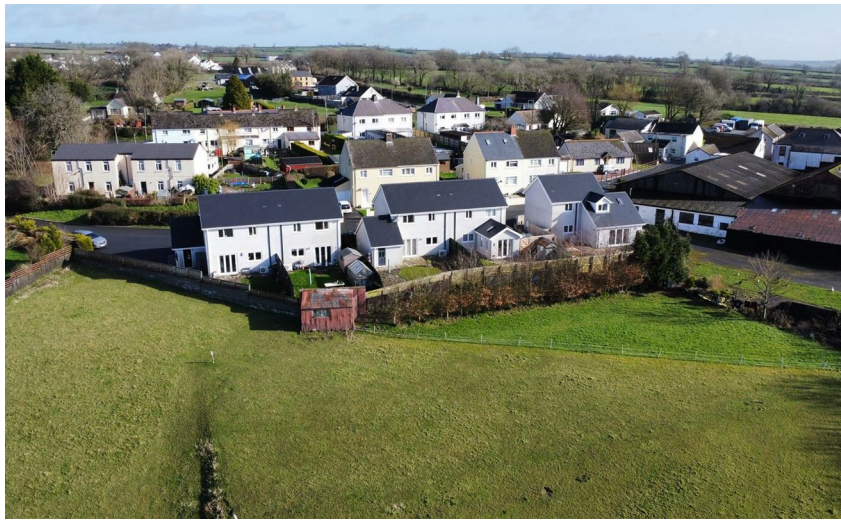


Floor 0



Ensuite
2'10" x 8'8"
0.89 x 2.64 m

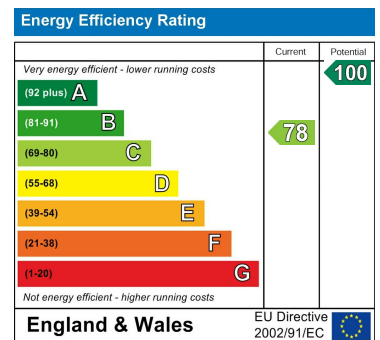
Floor 1



Area Map



Energy Efficiency Graph



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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