



Maes Y Delyn, Efailwen, SA66 7UY

Offers In The Region Of £275,000

A detached 3 bedroom house with good size garden and off road car parking, situated privately (screened by mature trees and shrubs) within the village of Efailwen, roughly half way between the towns of Narberth and Cardigan. The accommodation offers excellent living space with views looking down the mature garden, double glazing and oil central heating. There is also a double length detached garage and useful stone outbuilding. Viewing strongly advised.

Situation

The property is situated in the popular country village of Efailwen, which has a primary school and café. Glandy Cross is only a couple of minutes drive up the road and has a useful petrol station with combined mini market selling everyday basic goods. Crymych village is a few miles further along and has an excellent secondary school, plus a small collection of shops and services. Efailwen is well placed on the map for easily reaching all the main towns in the area such as Narberth, Cardigan, Carmarthen & Haverfordwest. Also near by are the spectacular Preseli Hills found within the Pembrokeshire National Park, providing miles of walks and pony trekking.

Accommodation

Double glazed front door opens into:

Porch

With 2 x double glazed windows, radiator, tiled floor, door opens to:

Living Room



Double glazed windows to side and rear with lovely views up the garden, exposed ceiling beams, stairs rise to first floor, radiator, door to kitchen and double doors open to:

Dining Room



Double glazed window to side, radiator.

Kitchen



Fitted with a range of wall and base storage units, worktops over, 1 and a half bowl sink unit with drainer, plumbing for dish washer, space for electric cooker with extractor hood over, double glazed windows to front and rear with views up the garden, tiled flooring, part tiled walls, doors open to:

Utility

2 x double glazed windows, heated towel radiator, worktop and wall cupboard, tiled flooring, plumbing for washing machine.

Side Porch

Housing a Worcester oil fired combi boiler serving the domestic hot water and central heating, tiled flooring, double glazed external door, radiator, door to:

Shower Room



Comprising a shower enclosure with electric shower unit, tiled walls, wash hand basin set in vanity storage unit, heated towel rail, W.C, frost double glazed window.

First Floor Landing

Split into a front and back landing with spindle balustrade, double glazed window to front and built in airing cupboard. Doors open to:

Bedroom 1



Double glazed windows to front and side enjoying lovely views over the garden, radiator.

Bedroom 2



Double glazed windows to side and rear, radiator.

Bedroom 3



Double glazed window to rear, radiator.

Bathroom



Comprising a shower enclosure, bath, W.C, wash basin set on a vanity storage unit, tiled walls, tiled floor, frosted double glazed window, heated towel radiator.

Externally



The property sits within a good size garden plot, enjoying a lovely mature garden with mixture of large shrubs and plants which all create excellent privacy and screening. There is a sunny patio seating area at the bottom of the lawn by the house and at the far end a driveway which provides ample off road car parking plus good size garage. At the back of the house there is also a small but useful old stone outbuilding.

Garage



With up and over door to front for cars and a side pedestrian door. This is a double length garage and would make a great garage/workshop.

Services

We are informed the property has mains electric and water, with private drainage and oil fired central heating.

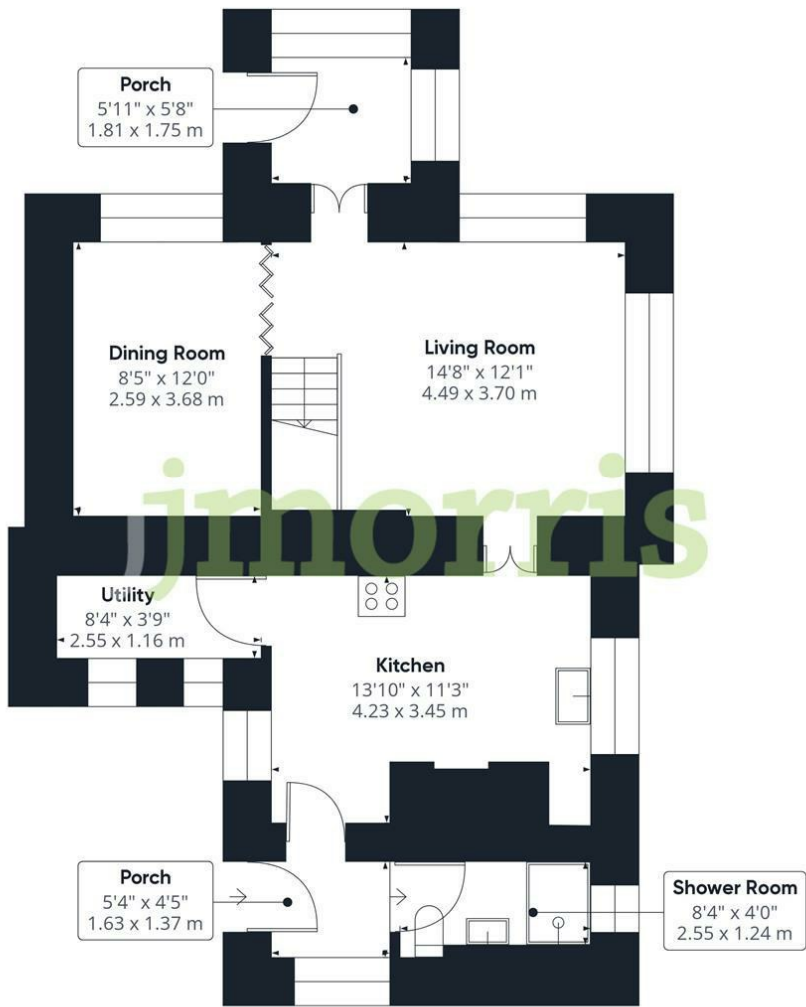
Tenure

Freehold

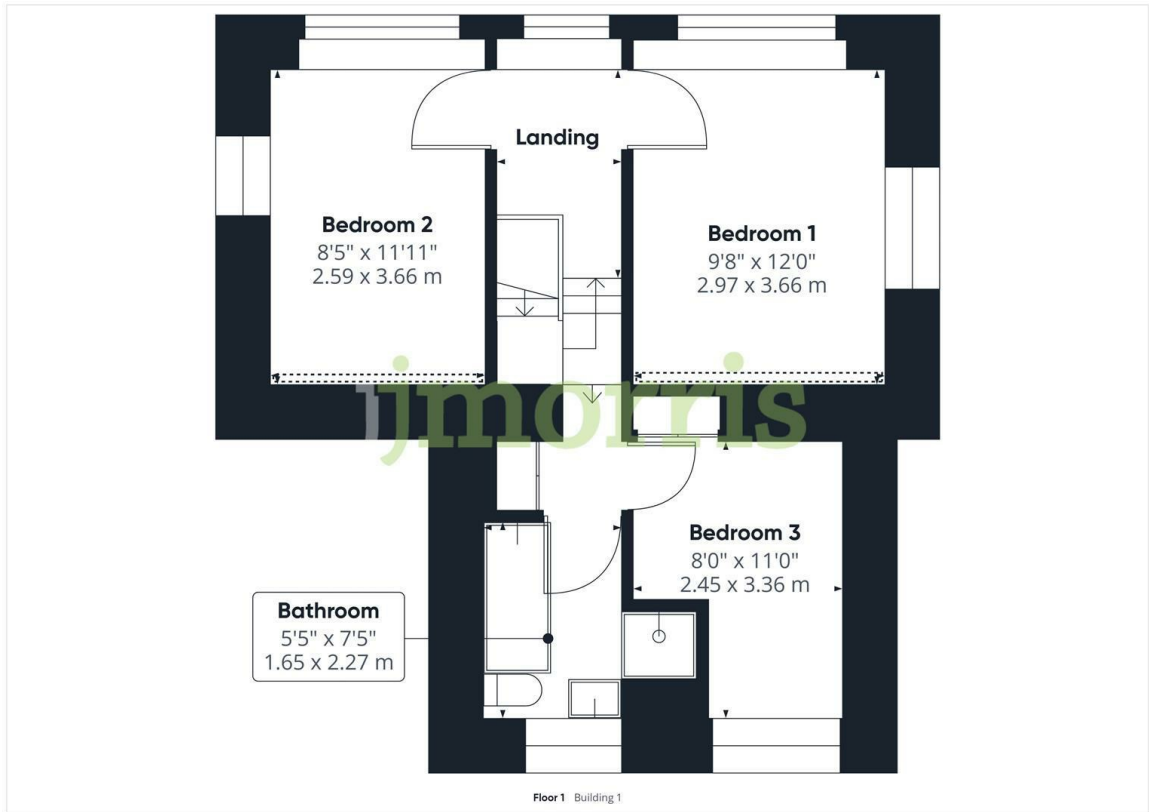
Directions

From Narberth travel due North on the main A478 road for roughly 6 miles or so until reaching the village of Efailwen. The property is found on the right hand side of the road as identified by our JJMorris for sale sign.

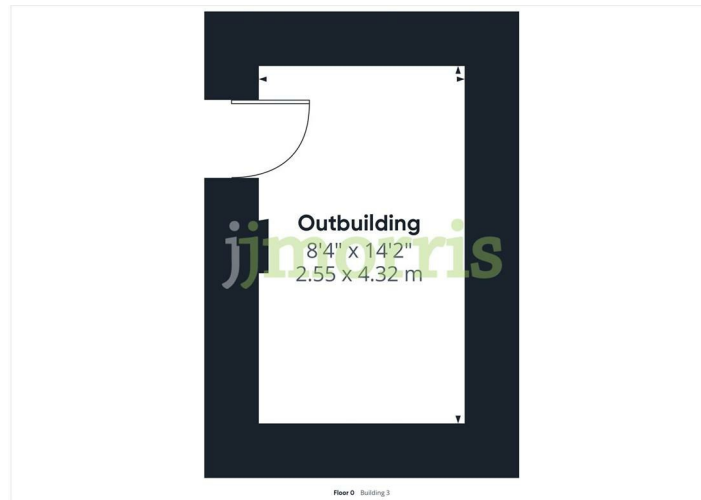
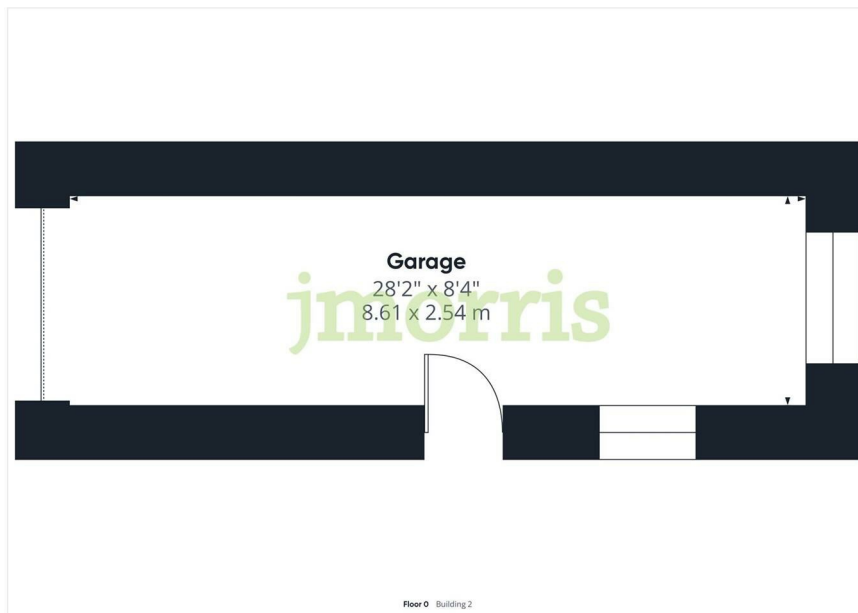
Floor Plan



Floor 0 Building 1



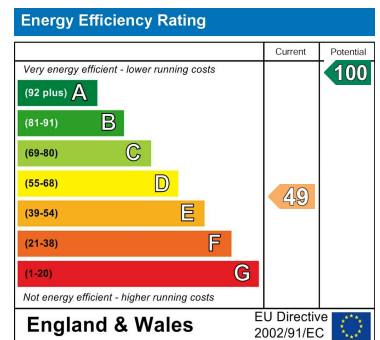
Floor 1 Building 1



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.

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