



Bronylyn, Llandissilio, Clynderwen, Pembrokeshire, SA66 7PP

Offers In The Region Of £579,000

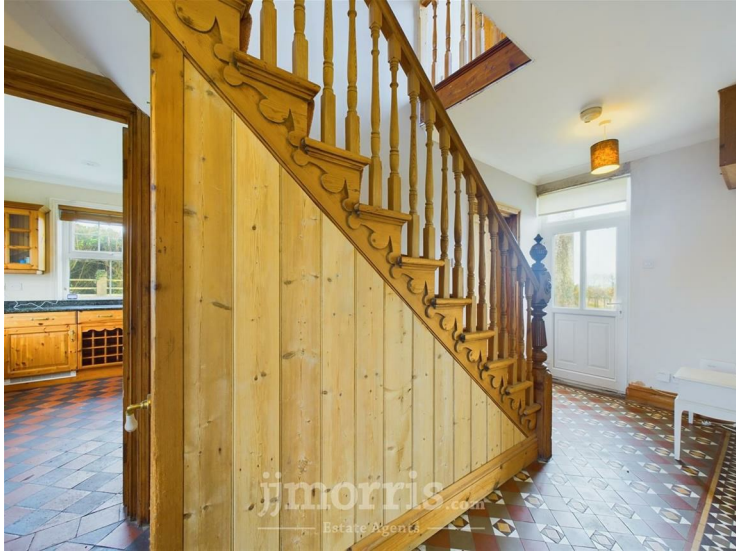
A substantial 4 double bedroom period house set within approximately 6.65 acres, situated on its own within a semi-rural area, on the outskirts of Llandissilio and Clynderwen villages. The property has a large yard and range of buildings which includes an excellent steel framed workshop, 3 bay stable block, implement shed and further wooden sheds. Inside the house there are charming features which include ornate tiled flooring, a decorative wooden staircase, fireplaces and other traditional features, plus ample space and a good layout, particularly ideal for a family. The land which surrounds the house is nicely laid to pasture, being level, fenced and ideal for keeping a small number of animals/ponies. This is a great opportunity to acquire a country lifestyle home and must be seen for full appreciation.

Situation

The property is situated off a small country road, just outside the villages of Llandissilio and Clynderwen, roughly halfway between the two, with Clynderwen benefitting from a train station, pharmacy and local stores. Narberth town is roughly 4 miles south and provides a traditional high street shopping parade with variety of independent stores, cafes and places to eat/drink. The main A40 road connecting on to the larger towns of Carmarthen and Haverfordwest is only 3 miles distant.

Accommodation

Entrance Hall



Entered via double glazed front door with ornate decorative tiled flooring, wooden staircase rising to first floor, radiator, under stairs storage cupboard, doors open to:

Kitchen/Diner



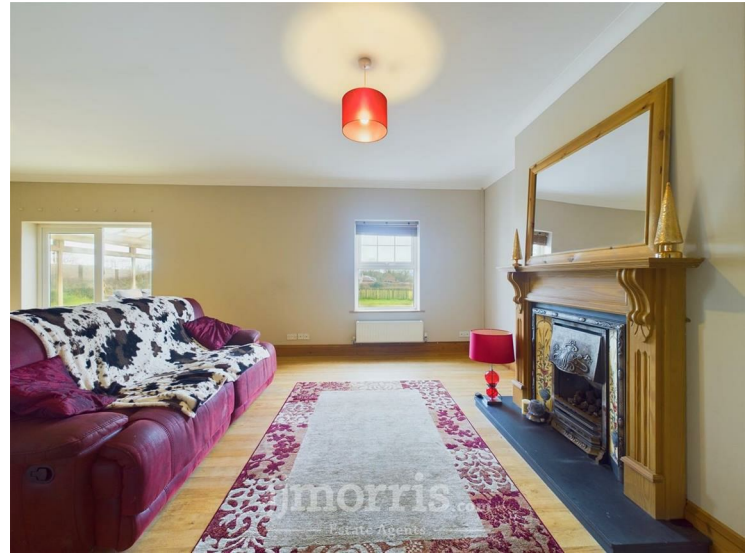
Fitted with a range of wall and base storage units, worktops over, Belfast sink, red brick fire surround with inset Rangemaster cooker, kitchen island, double glazed windows to rear and side, quarry tiled flooring. Dining area

with wooden parquet flooring, double glazed bay window to front, door back to hallway.

Utility

Tiled flooring, double glazed windows to rear, wall and base storage units, part tiled walls, worktop, sink unit, plumbing for dish washer.

Lounge/Diner



Attractive gas fireplace, double glazed window to front, radiators, wood laminate flooring. Double glazed French doors to:

Conservatory



Double glazed windows around, external double glazed French doors.

Lobby

External double glazed door to rear, radiator, door to:

Laundry/Boot Room

Fitted with storage cupboards, worktops, tiled floor, plumbing for washing machine, radiator, double glazed window.

First Floor Landing



Double glazed windows to front and rear, spindle balustrade, radiator, inner landing with built in storage cupboards. Doors to:

Bedroom 1



Double glazed bay window to front enjoying lovely views, radiator.

Bedroom 2



Double glazed window to front enjoying lovely views, radiator, fitted wardrobes.

Bedroom 3



Double glazed window to side enjoying country views, radiator.

Bedroom 4



Double glazed window to front, radiator.

Bathroom



Fitted with a large shower enclosure, freestanding bath tub with mixer shower over, wall hung wash hand basin, W.C, tiled floor, heated towel rail, double glazed window to rear.

Externally



The property is accessed by a gated driveway which opens and leads onto a large hardstanding yard, providing ample turning and parking space. There is an adjoining W.C where the boiler is located and an adjoining store room. There are garden areas to the front and rear being mainly laid to lawn.



The Buildings



The Land



The land is found to the far side and wraps around the property to its rear and front, being split roughly down the middle into 2 grazing paddocks. The land is fenced and benefits from a mains fed water trough. There is an area of ground which has partially been landscaped for creating a Ménagement but requires finishing.

Comprising a detached steel framed workshop with double bay access for high sided vehicles and machinery.



Implement Shed



3 bay stable block.



Garden gym/office

Services

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

Tenure

Freehold

Directions

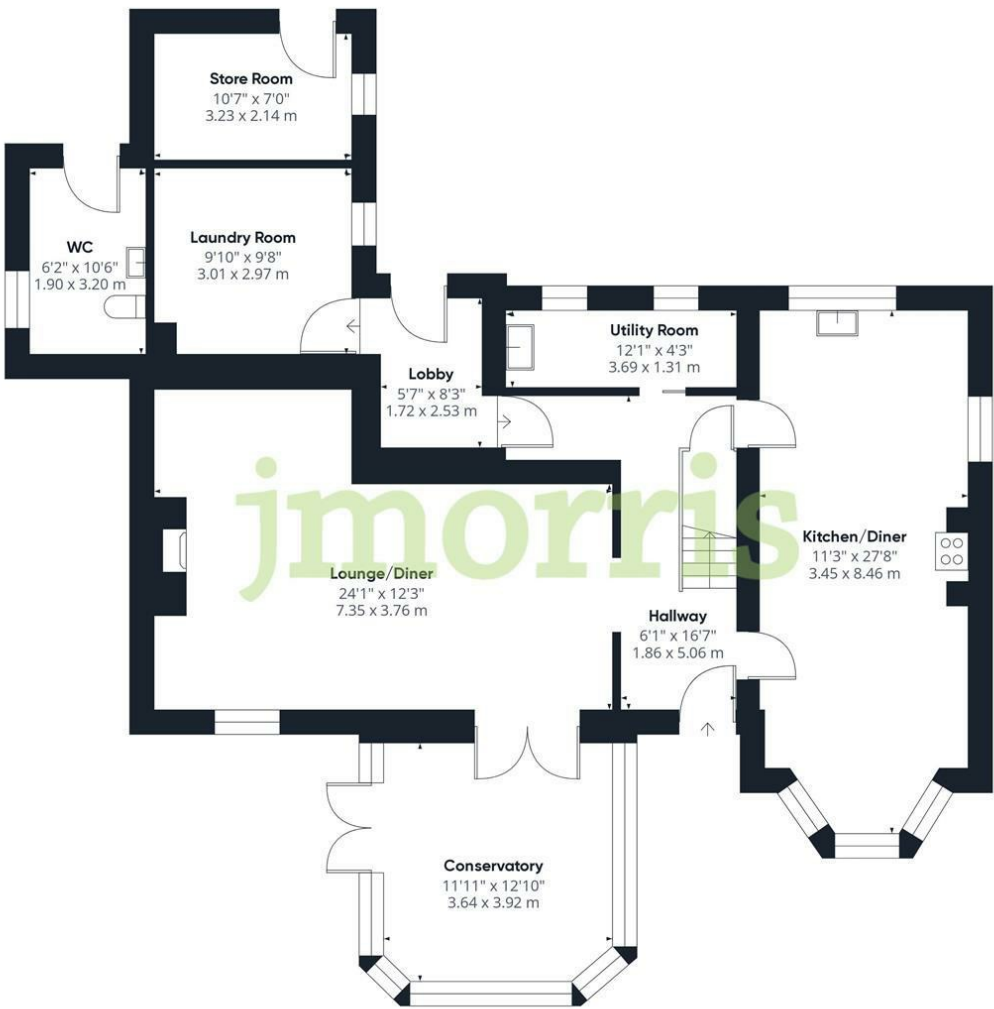
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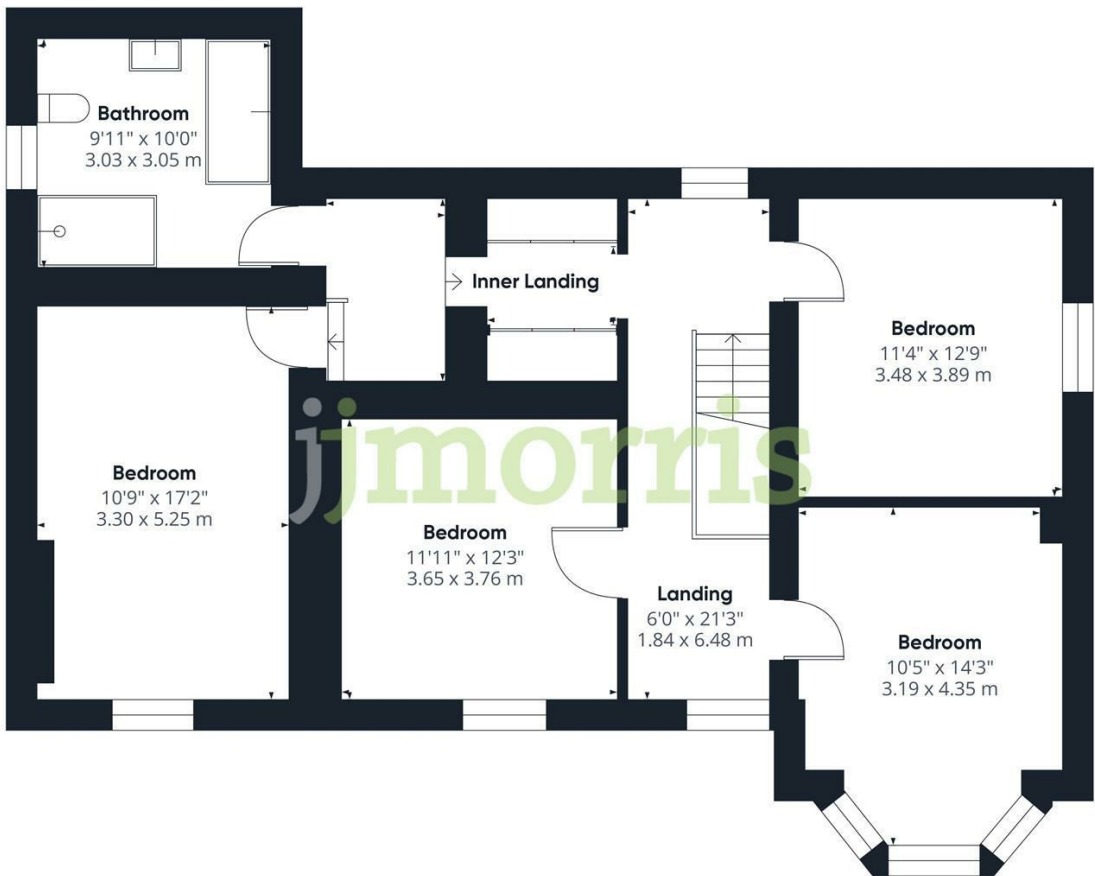
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Floor Plan

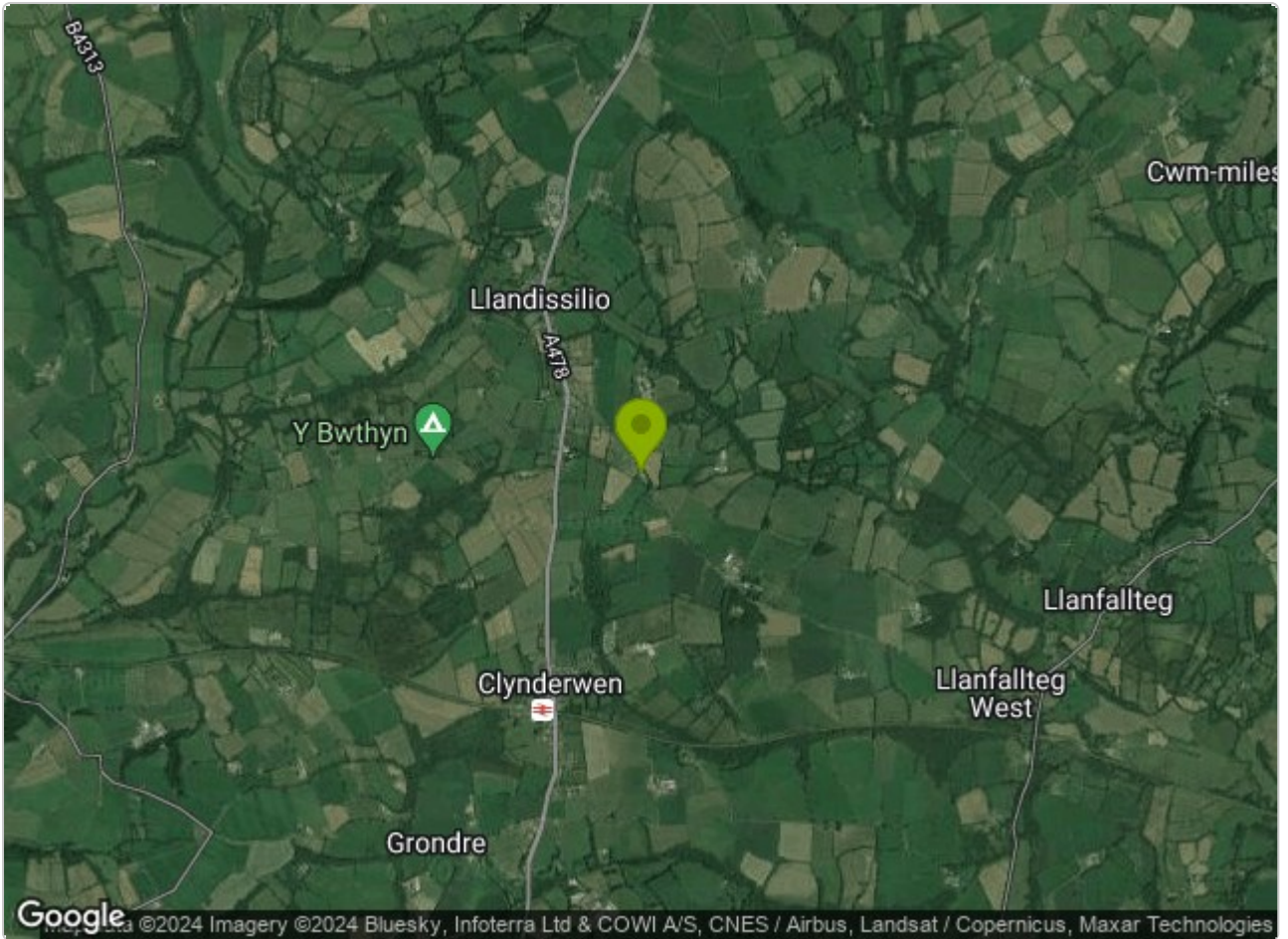


Floor 0

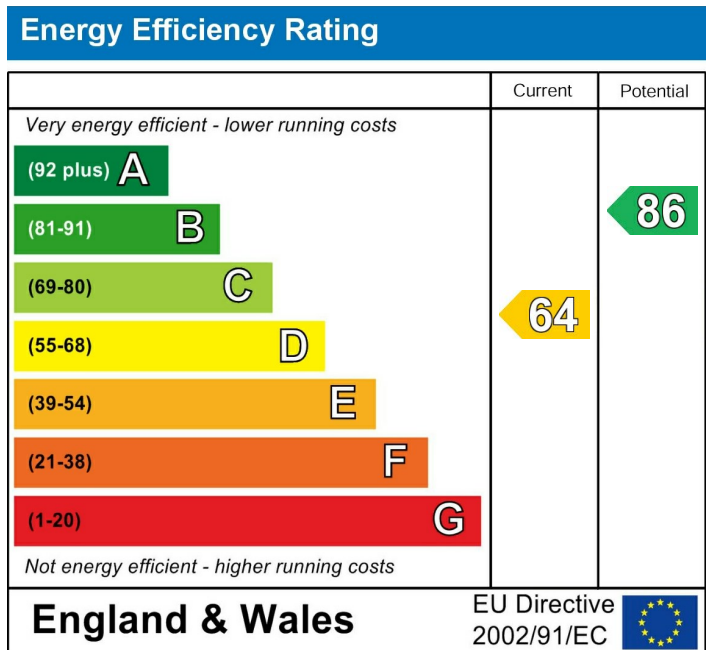


Floor 1

Area Map



Energy Efficiency Graph



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