



## Colman Bach, Llangolman, SA66 7XN

**Offers In The Region Of £269,950**

An incredibly charming detached cottage with 3 bedrooms and a beautiful mature garden, situated in the small semi rural village of Llangolman. The property is offered for sale chain free and provides a new owner with lovely accommodation of a good size, to include features such as a traditional Rayburn in the kitchen/diner, fireplaces in both reception rooms and countryside views to the fore. The property also benefits from double glazed windows and oil fired central heating, making this a ready-to-move in next home. There is plenty of off road parking to its side along with a wonderful garden full of lovely planting, shrubs and ornamental trees.

Viewing is essential to see the full charm of this cottage and its delightful garden especially.



## Situation

## Accommodation

### Entrance Porch

Entered by a double glazed stable door, double glazed windows to both sides, quarry tiled flooring, double glazed door with decorative stained glass opens into:

### Lounge



Fireplace and surround with coal effect gas fire, fitted wooden cupboard and shelving, wooden stairs rise to first floor, double glazed window to front enjoying countryside views, radiator, door leads on to inner hall, doors open to:

### Sitting Room



Fireplace and surround with coal effect gas fire, double glazed window to front enjoying countryside views, radiator.

## Kitchen/Diner



Fitted range of storage units at wall and base levels, worktops, one and a half bowl sink unit, single gas oven, 4 ring gas hob, extractor over, part tiled walls, traditional Rayburn, wooden flooring, double glazed windows to front, side and rear aspects enjoying views over the rear garden, radiator, stable door to:

### Side Porch

Quarry tiled floor, plumbing for washing machine, Worcester oil fired central heating boiler, external door and windows.

### Inner Hall

Doors open to:

### Bedroom 1



Double glazed window to rear, radiator.

## Bathroom



Comprising a bath, corner shower cubical, W.C, pedestal wash hand basin, part tiled walls, frosted double glazed window, radiator.

## First Floor

Landing area with doors opening to:

### Bedroom 2



2 Velux windows and radiator.

## Bedroom 3



Velux window, built in storage cupboard, door to:

### Wash Room



Velux window, W.C, wash hand basin, radiator, storage area in eaves.



## Externally



To the side of the cottage is a driveway providing ample off road car parking space as well as some useful storage sheds. The the rear of the cottage is the mature garden which has an array of plants, trees and shrubs, lawns, garden paths, green house and sheds. Access is found all around the property with a small area of outside space to the far side and front.



## Services

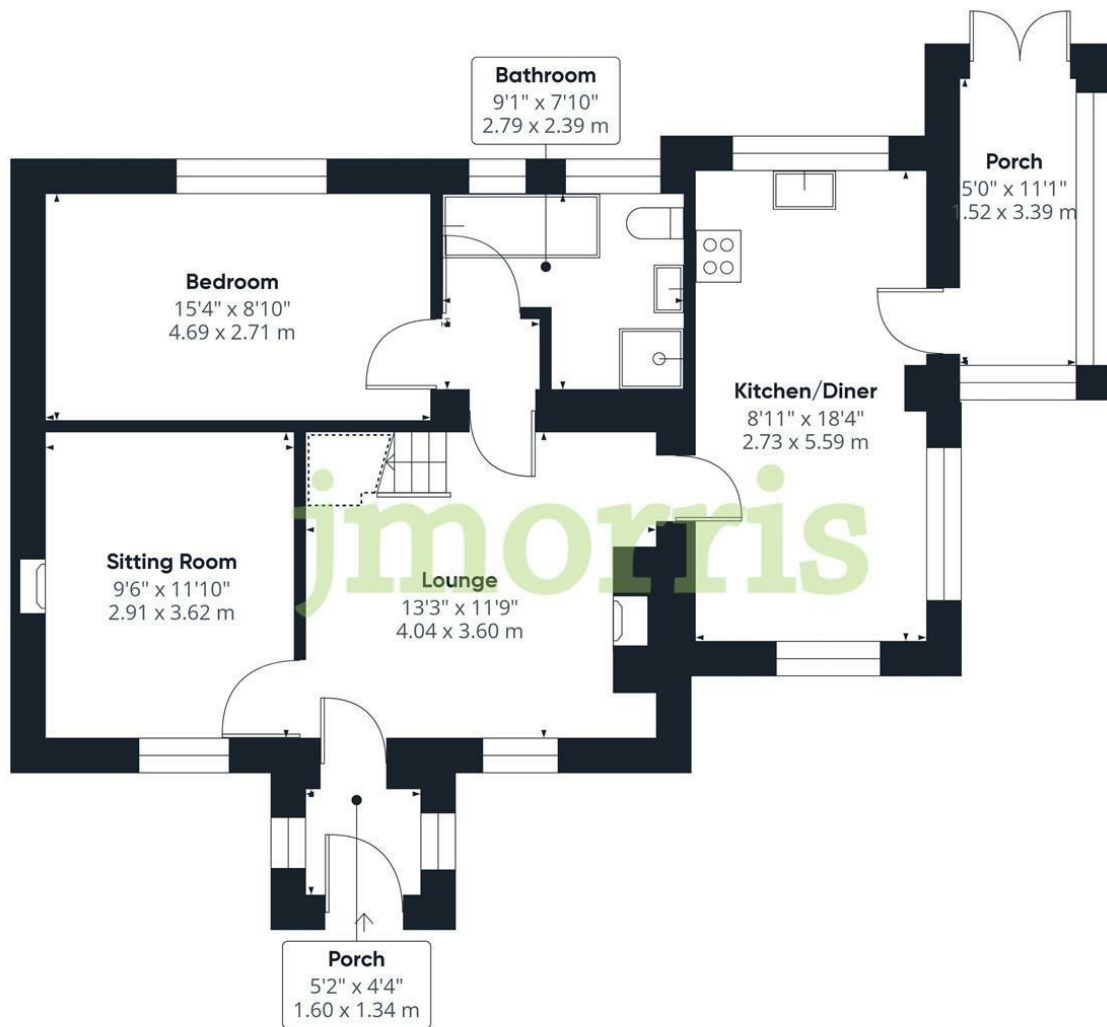
Mains Water and Electric. Oil central heating. Private drainage.

## Tenure

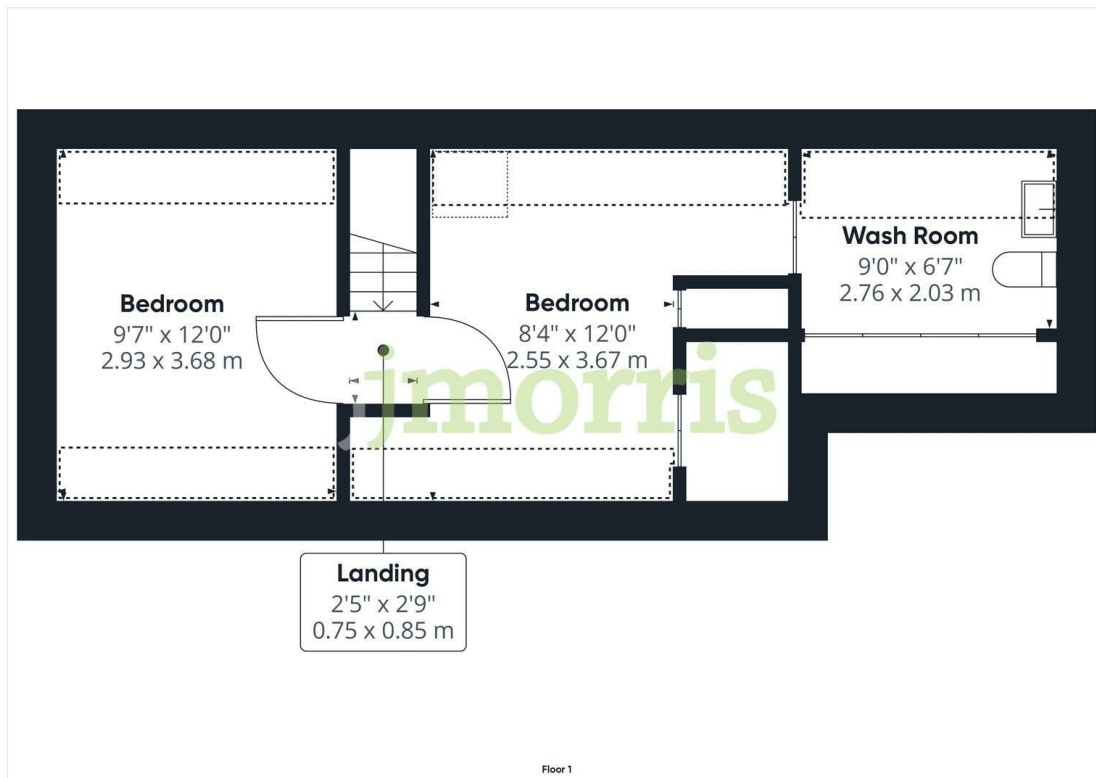
Freehold

## Directions

From Narberth proceed up the main A478 for some 6 miles or so, travelling through Clynderwen, Llandissilio and on to Efailwen where you then turn left signposted Llangolman. Follow the road and travel over the bridge etc until you enter the village itself. Travel straight through passing the garage on your left and keep going until you come to another cluster of properties outside the village centre and this cottage is found on the left hand side as identified by our JJMorris for sale sign.

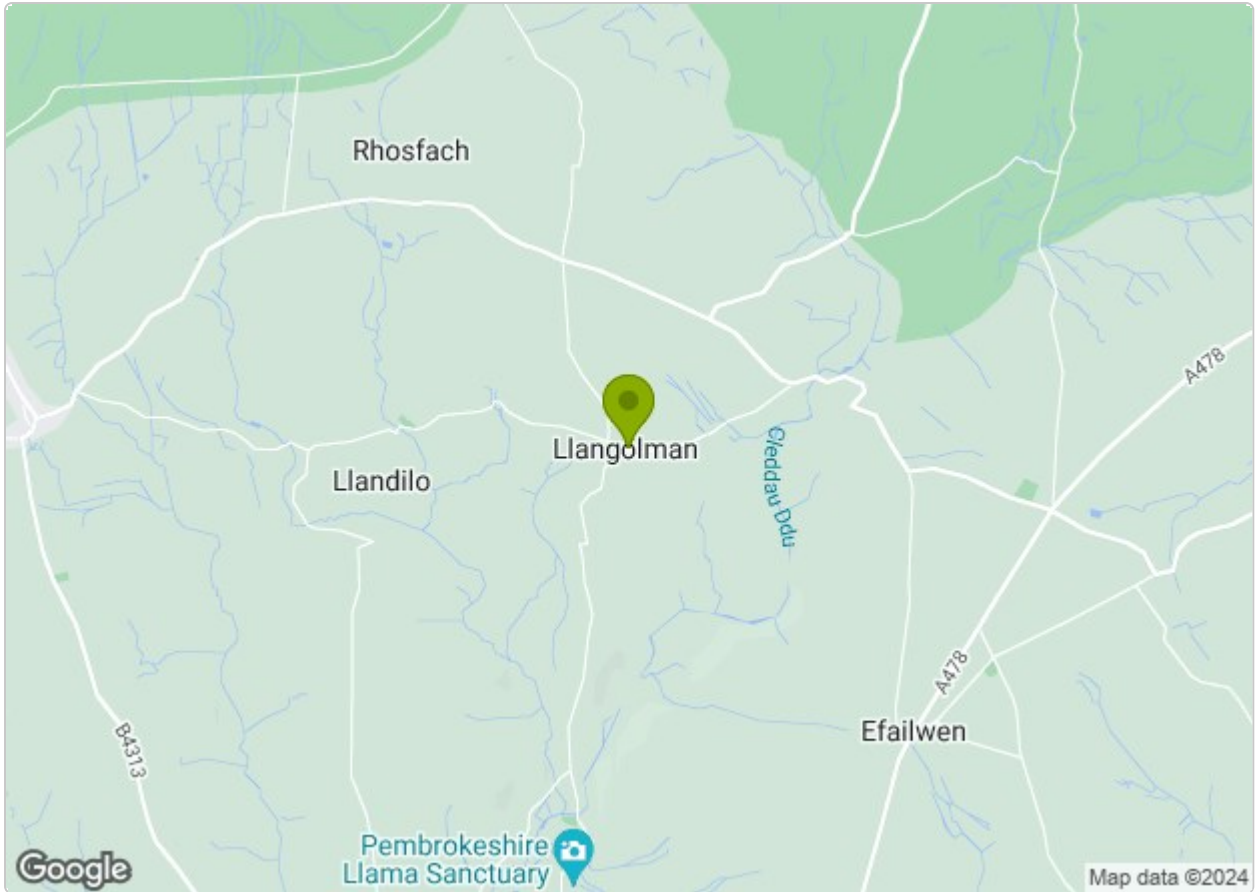


Floor 0

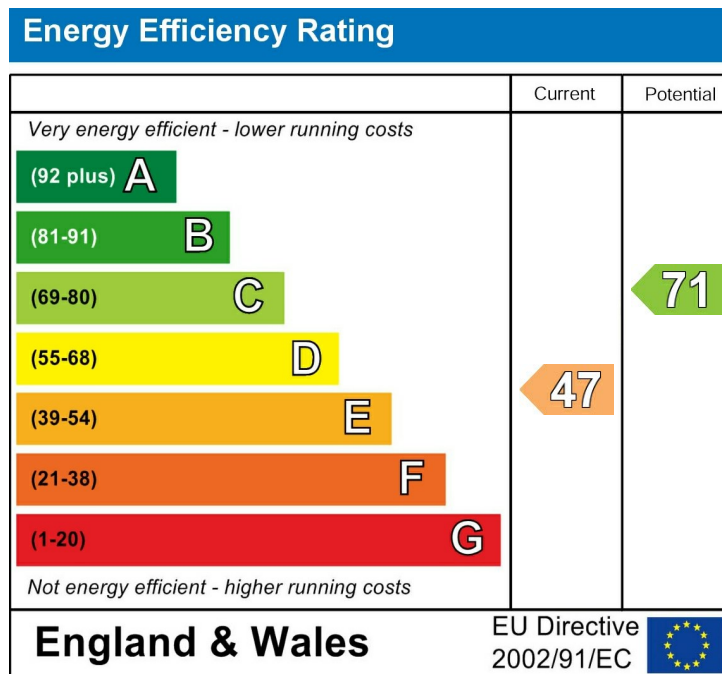


Floor 1

## Area Map



## Energy Efficiency Graph



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