

FC/FC/76595/110820

DESCRIPTION

A spacious 4 bedroom detached bungalow plus 2 bedroom self contained annexe located in the Village of Clynderwen, approx 4 miles from Narberth with it's wide range of individual shops, cafes, restaurants and day to day amenities. The property provides accommodation of a generous size and would make an ideal family home with the annexe providing investment potential or for two families to live together. Externally there is a large driveway with plenty of parking and gardens to the front and rear. Clynderwen has it's own shop, hairdressers, village hall and train station.

CAEGWYN

PORCH

6'3 x 4'7 (1.91m x 1.40m)
Entered via double glazed door with double glazed windows to three sides, ceiling light, carpet.

HALLWAY

Entered via double glazed door, ceiling lights x 2, radiator x 2, fitted carpet, doors to:

LOUNGE

17'1 x 11'4 (5.21m x 3.45m)
Ceiling light, double glazed to fore and side, radiator, fitted carpet.

DINING ROOM

14'4 max X 8'6 (4.37m max X 2.59m)
Ceiling light, double glazed window to side, radiator, Grant oil fired boiler, laminate flooring, opening to:

KITCHEN

12'9 max X 11'8 (3.89m max X 3.56m)
Recessed spotlights, double glazed window to rear, range of wall and base units with worktops over, stainless steel 1 ½ drain sink with mixer tap over, built in electric oven and 4 ring hob with extractor over, space for freestanding fridge/freezer, plumbing for washing machine, laminate flooring.

SUN ROOM

11'5 x 9' (3.48m x 2.74m)
Ceiling light, double glazed windows to side and rear, double glazed door, laminate flooring.

FAMILY BATHROOM

8' x 5'4 (2.44m x 1.63m)
Recessed spotlights, obscure double glazed window to rear, P-

shaped bath with shower over and glass screen, vanity wash hand basin, low level WC, towel radiator, vinyl flooring.

WC

5'5 X 2'5 (1.65m X 0.74m)
Ceiling light, extractor fan, obscure double glazed window to rear, low level WC, vanity wash hand basin, vinyl flooring.

BEDROOM 1

9'3 x 7'6 (2.82m x 2.29m)
Ceiling light, double glazed window to fore, radiator, fitted carpet.

BEDROOM 2

12'9 max X 10'1 (3.89m max X 3.07m)
Ceiling light, double glazed window to fore and side, radiator, fitted carpet.

BEDROOM 3

12'9 x 8'4 (3.89m x 2.54m)
Ceiling light, double glazed window to rear, built in sliding door mirrored wardrobes, radiator, fitted carpet.

BEDROOM 4

9'9 x 8'4 (2.97m x 2.54m)
Ceiling light, double glazed window to rear, radiator, fitted carpet.

CAEGWYN BACH

With its own entrance to the fore and rear:

HALLWAY

12'8 x 3'7 (3.86m x 1.09m)
Obscure double glazed door to fore and rear, ceiling light, tiled flooring.

LOUNGE

16'2 x 10'9 (4.93m x 3.28m)
Double glazed window to fore, ceiling light, smoke alarm, fireplace with wood surround and electric fire inset, radiator, fitted carpet.

INNER HALL

9'2 x 2'9 (2.79m x 0.84m)
Ceiling light, access to attic, fitted carpet, doors to:

KITCHEN

9' x 5'8 (2.74m x 1.73m)
Spotlights, double glazed window to side, range of modern wall and base units with complementary black worktops over, stainless steel single drain sink, plumbing for washing machine, built in electric oven and 4 ring hob with extractor over, space for fridge, tiled flooring.

BEDROOM 1

9'8 x 9'1 (2.95m x 2.77m)
Ceiling light, double glazed window to side, radiator, fitted carpet.

BEDROOM 2

6'7 x 6'4 (2.01m x 1.93m)
Ceiling light, double glazed window to rear, radiator, fitted carpet.

SHOWER ROOM

9'1 x 3'3 (2.77m x 0.99m)
Ceiling light, obscure double glazed window to side, shower cubicle, vanity wash hand basin, low level WC, towel radiator, tiled flooring.

EXTERNALLY

To the fore a gated entrance leads onto paved patio with shrubbed borders, To the fore of Caegwyn Bach a lawned area with shrubbed borders, access to the rear on both sides of property.

To the rear a five bar gate opens onto a large concreted driveway with parking for several cars, tourer or boat, there is a useful block built shed, patio area, 2 lawned garden areas filled with flowering plants and shrubs.

SERVICES

We have been advised that mains water, electricity and drainage are connected.

VIEWING

By appointment with the selling Agents on 01834 861812 or e-mail narberth@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Narberth, proceed to the A40 at the Penblewin roundabout take the second exit and continue on to the village of Clynderwen, proceed through the village where the property will be located on the left hand side identified by our John Francis For Sale board.