



- 3 Bedroom Detached House
- Off Road Parking, Front & Rear Gardens and Countryside Views
- Converted Outbuilding With Ample Potential
- EPC Rating E

£499,950

Est. 1890
evans
roach
01437 762516





Llys Myrddin is a 3 bedroom detached house full of character features located on the edge of the rural village of Efailwen. This charming traditional property is situated in an idyllic setting with far reaching countryside views. With front and rear gardens, off road parking for multiple vehicles and separate building offering potential for a multiple of uses including business premises, offices, studio, holiday let (all subject to relevant planning permissions).

Approached via a gated area off road parking and pedestrian path leading to the rear door into

Rear Hall

Stairs to first floor landing. Radiator. Door to



Utility Room

Partially obscure glazed windows to rear & side. Space and plumbing for washing machine. Base units with stainless steel sink and drainer. Under stairs storage cupboard.

Kitchen

Windows to front & side. Brick feature fireplace housing oil fired range cooker. Range of wall and base units with work surface over. Integrated fridge and dishwasher. Belfast sink.



Dining Room

Window to front. Open fireplace with brick surround and slate hearth. Radiator. Door to

Hall

Stairs leading to first floor landing 1. Under stairs storage. Radiator. Door to front external and door to

Living Room

Window to front. Open fireplace with decorative wood surround and mantle over and slate hearth. Radiator.



Landing 1

Stained glass window to rear. Door to

Bedroom

Window to front. Built in wardrobes. Radiator. Door to

En Suite Shower Room

Window to front. Fully tiled. Shower cubicle housing electric shower. Wash hand basin and w/c. Heated towel rail. Radiator.

Bedroom

Window to front. Open fireplace with wood surround and mantle over. Radiator. Door to

Jack and Jill Bathroom

Window to rear. Fully tiled. Shower cubicle housing electric shower. Suite comprising bath,



wash hand basin and w/c. Radiator. Heated towel rail. Door to

Landing 2

Window to side. Built in storage cupboard housing hot water tank. Door to

Bedroom

Windows to front and side. Radiator.

Externally

To the front of the property is an enclosed garden laid mainly to lawn with a gravelled pedestrian path leading from the entrance gate to the front door and to the side pedestrian gates. To the rear of the property is a gravelled area of off road parking for several vehicles and gated pedestrian access to an enclosed garden.

Laid mainly to lawn, with mature trees, shrubs, fruit and vegetable beds as well an attractive pond and patio area, the garden houses a greenhouse and summer house. Also accessed from the gated entrance is a detached building currently used as office space with potential for conversion to a business premises or holiday let (subject to planning).

Detached Building

This substantial 2 storey building is currently divided into connecting office/storage space and kitchenette and toilet facilities with the first floor accessed via external steps.



Ground Floor



First Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

E

Services

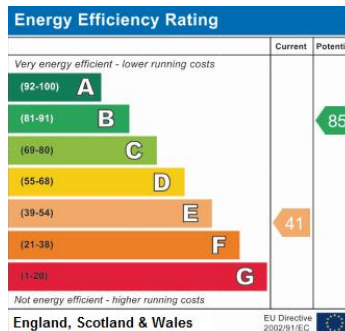
Mains electricity & water. Private drainage.

Viewing Arrangements

Strictly by appointment only

Directions

From Penblewin continue through Clunderwen and Llandisilio and Efailwen. Take right turn and immediate right turn. Turn right towards Login and the property is on the right hand side.



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER EVANS ROACH LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.

17 Victoria Place
Haverfordwest
Pembrokeshire
SA61 2JX

www.evansroach.com
info@evansroach.com
01437 762516

