



The Hollies 3, Cemaes Street, Cilgerran, SA43 2SB

£249,950

A deceptively spacious Four Bedroom, Two Bathroom Cottage with a Large Rear Garden and Parking. The property briefly comprises: Living / Sitting Room, Kitchen / Diner, Inner Hall with Utility Area, Ground Floor Bathroom, Four Bedrooms and a Further Bathroom. Externally, the property benefits from 'Off Road' Parking to the front and a Large Lawned Garden to the rear.

Situation

Living Room 21'11" x 16'1" (6.68m x 4.90m)



Multi fuel log burner, 2 double glazed windows, 2 radiators, slate effect tiled floor. Stairs rise off to the first floor. Door to:

Kitchen 14' x 13'1" (4.27m x 3.99m)



Having a range of wall and base units, 1.5 sink unit, LP gas hob with stainless steel splash back and extractor fan, double oven, glazed dresser/display cabinet, integrated dishwasher, space for table, spot lights, tiled floor, Upvc window to the rear, Upvc stable door to the rear garden.

Inner Hall/Utility Room

Void and plumbing for washing machine, radiator, tiled floor. Door to:-

Bathroom 9'3" x 7'5" (2.82m x 2.26m)



Low flush WC, pedestal hand wash basin, enclosed shower, panel bath, heated towel rail, Upvc double glazed window, extractor fan.

Bedroom One 16'2" x 13'5" (4.93m x 4.09m)



2 double glazed windows, radiator, exposed floor boards, exposed beams.

Bedroom Two 12'9" x 9'8" (3.89m x 2.95m)



Double glazed window to the front, radiator, exposed floorboards, built-in wardrobe.

Bedroom Three 13' x 6'10" (3.96m x 2.08m)



Double glazed window, radiator.

Bedroom Four 12'11" x 8'5" (3.94m x 2.57m)



Services - Mains water, electricity and drainage.
Local Authority - Pembrokeshire County Council
Property Classification - C
Tenure - Pembrokeshire County Council

Double glazed window, radiator.

Bathroom



Low flush WC, sink and vanity unit, bath with mixer tap shower, double glazed window, spotlight, extractor fan.

EXTERNALLY

To The Front

The front of the property benefits from 'off road' parking with mature shrub borders. Pathway leads to the front door.

To The Rear



The property benefits from an extensive lawned garden, which leads to a timber shed. Gravelled patio area and oil fired combinational boiler.

Services, etc

Floor Plan

Ground Floor



First Floor



Scale 1:100
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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