



- End Of Terrace 2 Bedroom House
- Parking & Enclosed Rear Garden
- Rural Location
- EPC Rating C

£119,950

Est. 1890
evans
roach
01437 762516





8 Y Glyn is a 2 bedroom end of terrace house with enclosed rear garden and allocated parking located in the peaceful, rural village of Hayscastle. The property has a fully fitted bathroom and kitchen with integrated appliances together with Air Source Eco under floor heating. The property is ideally suited for investment or first time buy.

Approached up steps to a paved courtyard with decorative iron railings and steps up to partially glazed front door into

Hall

Turning stairs to first floor. Door to

Cloakroom

5'4 x 3'2 (1.65m x 0.98m)

Tiled floor and partially tiled walls. Obscure glazed window to front. Corner wash hand basin and w/c.

Living Room

19'8 (max) x 14'5 (max) (6m (max) x 4.41m (max))

L shaped. Open Plan. Window to front and patio doors with glazed panel to rear. Opening to

Kitchen

8'6 x 6'6 (2.60m x 2m)

Tiled floor. Window to rear. Range of wall and base units





with work surface over. Stainless steel sink and drainer. Integrated fridge, freezer, electric oven and hob with extractor over. Space and plumbing for washing machine. Down lights.

Landing

Loft access.

Bedroom 1

17'11 x 9'10 (5.47m x 3.01m)

Windows to front. Door to storage cupboard.

Bedroom 2

10'8 x 9'5 (3.27m x 2.89m)

Window to rear.

Bathroom

6'9 x 6'6 (2.08m x 1.99m)

Tiled floor and partially tiled walls. Obscure glazed window to rear. Suite comprising bath with mixer taps and shower over with glazed shower screen, wash hand basin in vanity unit and w/c.



Externally

To the front of the property is allocated car parking with steps leading up to a paved courtyard with decorative iron railings. A pedestrian path with a wooden gate leads round the side of the property to the rear to a patio area and gravelled garden with steps leading up to a further area laid to lawn.



Tenure

Freehold

Council Tax Band

D

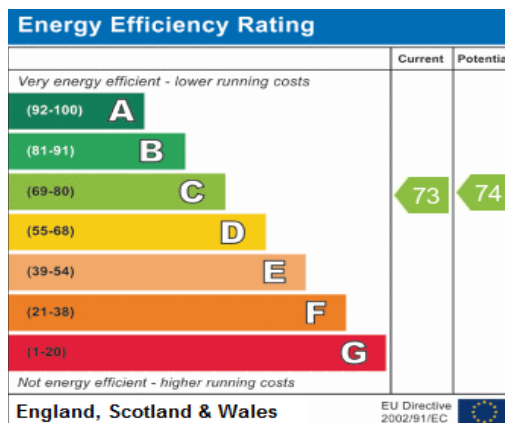
Services

Viewing Arrangements

Strictly by appointment only

Directions

From Haverfordwest, take the B4330 signposted to Croesgoch for approximately 7 miles. Travel through Hayscastle Cross and Y Glyn can be found on the left hand side clearly identified by our For Sale board. Number 8 is in the corner on the right.



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.

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