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**Penlan, Clydey - SA35 0AH**

Llanfyrnach

**£450,000**

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Estate Agents



## Penlan

Clydey, Llanfyrnach

An exciting opportunity to purchase a 10 acre smallholding, situated in a rural area, but within close proximity to the nearby village of Crymych.

The property comprises: hall, living room, kitchen/diner, utility, garden room, three bedrooms and a family bathroom. Externally, there is parking, outbuildings, gardens and land extending to around 10 acres.

Council Tax band: TBD

- The property comprises: hall, living room, kitchen/diner, utility, garden room, three bedrooms and a family bathroom
- Rural location
- Externally, there is parking, outbuildings, gardens and land extending to around 10 acres
- An exciting opportunity to purchase a 10 acre smallholding
- No onwards chain



### Hall

'L' shaped with doors off to:

### Living Room

Log effect fire with tied surround, wall lights, sliding patio doors to:

### Garden Room

Wood effect flooring, uPVC double glazed windows and doors.

### Kitchen/Dining Room

Base cabinets with worktop surface over, inset sink unit with mixer tap and drainer, tiled splash back,

### Utility

Base cabinets with stainless steel sink unit, freestanding cooker, uPVC double glazed door and windows.

### Bedroom

uPVC double glazed window, storage heater.

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### Family Bathroom

Panel bath with electric shower over, low flush wc, pedestal hand wash basin, tiled walls, radiator.

### Externally

The property is approached via a driveway, providing parking. Lawned garden with mature shrubs and bushes. There is a corrugated range of storage and car ports etc.

### The Land

The land is surrounding the property and extends to just under 10 acres.

### Utilities & Services

Heating Source: Oil Rayburn, oil fired central heating.



## **The Land**

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## **Utilities & Services**

Heating Source: Oil Rayburn. oil fired central heating.

Electric storage heaters in bedrooms Services: Electric:

Mains Water: Mains Drainage: Cesspit Tenure: Freehold and available with vacant possession upon completion

Local Authority: Pembrokeshire County Council Council

Tax: Band D What3Words:

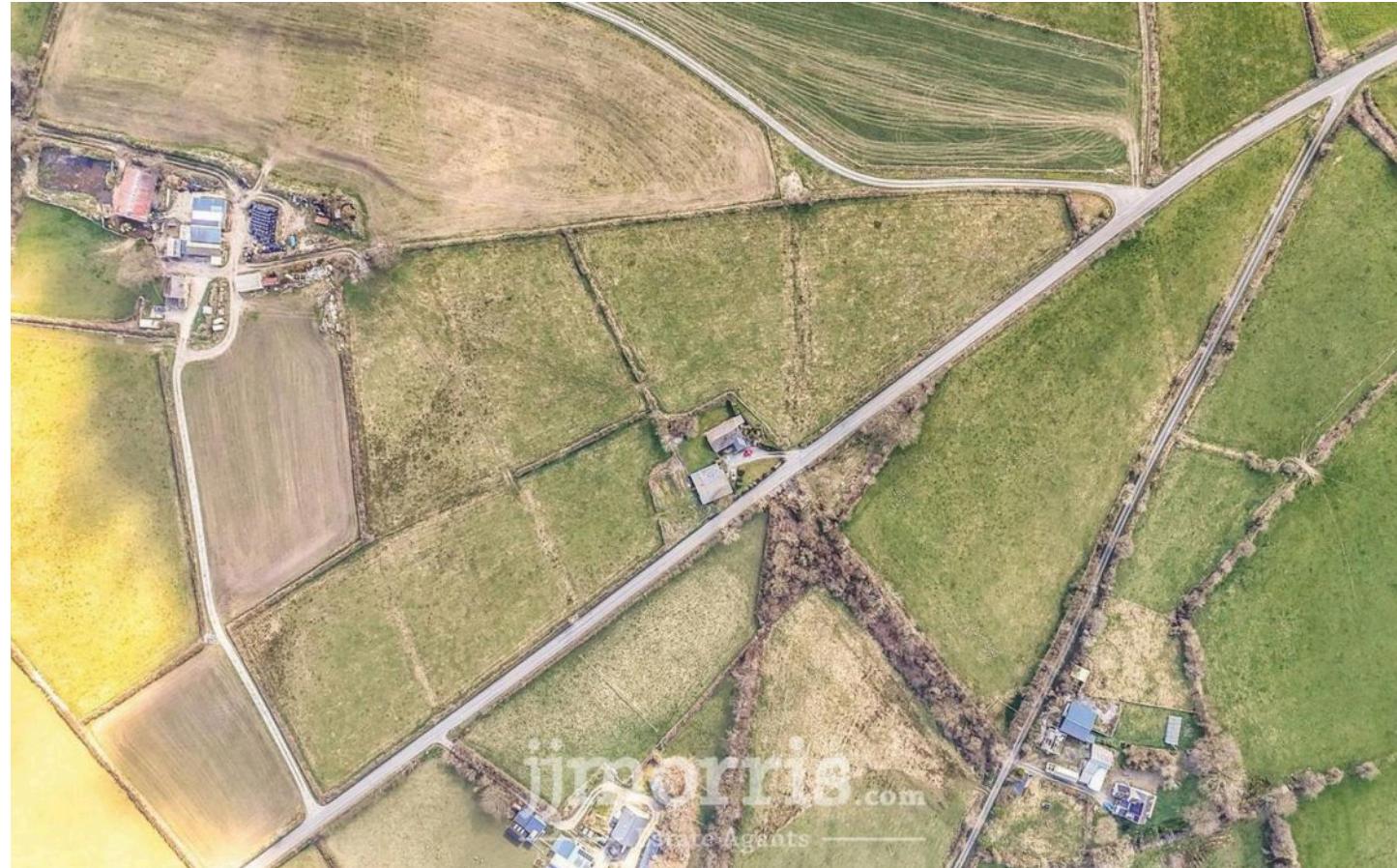
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## **Anti Money Laundering & Ability To Purchase**

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

## **Broadband Availability**

According to the Ofcom website, this property has standard broadband available, with speeds up to 1mbps upload and 18mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



## Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage EE Voice - None & Data - None Three Voice Limited & Data - Limited O2 Voice - Limited & Data - None Vodafone. Voice - Limited & Data - None Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.





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