



Greenacres, Felindre – SA41 3UY

£549,950 Freehold

Situated in the picturesque village of Velindre, Greenacres presents a unique opportunity for those seeking a charming house. This delightful property, located in Dyfed, boasts a serene setting that is perfect for families or individuals looking to escape the hustle and bustle of city life.

Velindre is known for its stunning landscapes and friendly community, making it an excellent choice for anyone looking to settle in a peaceful area. The property is conveniently located, allowing easy access to local amenities and attractions, ensuring that you have everything you need within reach.

Council Tax band: G

Tenure: Freehold



Situation

Felindre Farchog has the benefit of a Public House/Restaurant and a former chapel. The River Nevern being close by provides good Salmon, Sewin (Sea Trout) and Trout fishing. The Coastal and Market Town of Newport is within easy car driving distance and has the benefit of a good range of Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Take-Aways, Art Galleries, a Memorial/Community Hall, Health Centre and a Dental Surgery. The Pembrokeshire Coastline at The Parrog, Newport is within 3½ miles or so and also within easy car driving distance are the other well-known Sandy Beaches and Coves at Newport Sands, Ceibwr, Poppit Sands, Cwm, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod and Aberbach. The property stands within The Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

MAIN HOUSE

Porch

Double glazed Upvc windows, tiled flooring, door to :-

Living Room

Stairs rising off to the first floor, inglenook fire place with log burner and tiled surround, exposed beams, double glazed Upvc windows, radiator, tiled flooring, doors to :-



Utility

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer with mixer tap over, plumbing for a washing machine, space for a dryer, part tiled walls, wooden effect laminate flooring, heated towel rack, radiator, dual aspect double glazed Upvc windows, door to the Garden

Kitchen/Dining Room

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, plumbing for dishwasher, electric oven with extraction hood over, space for fridge/freezer, mistral boiler, exposed beams, part wooden panel walls, part tiled walls, tiled flooring, door to :-

Inner Hallway

Part wooden panel walls, wooden effect laminate flooring, door to:-

Shower Room/Wet Room

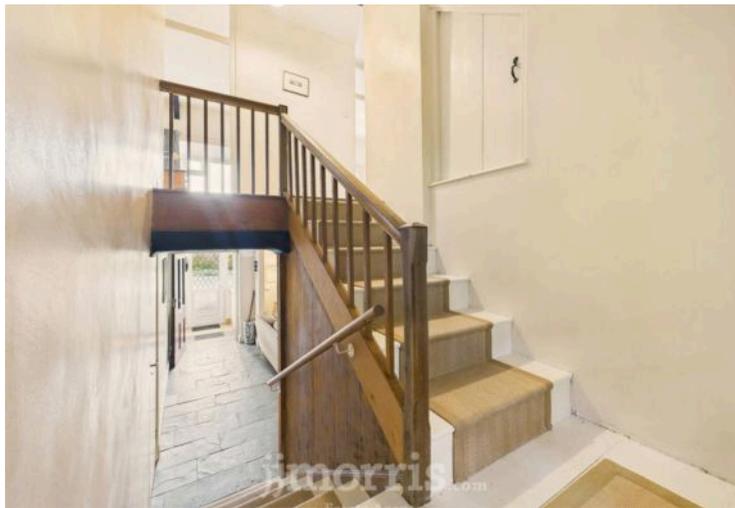
Low flush WC, wash basin, electric shower, dimplex extraction fan, tiled walls, vinyl flooring, window

First Floor

Landing

Wood sash window, exposed beams, access to eaves storage, exposed wooden flooring, doors to:-





Bedroom One

Double glazed Upvc window to the front, spot lights, radiator, exposed beams, exposed wooden flooring, door to:-

En-Suite

Low flush WC, pedestal wash basin, Walk-in shower with electric shower, spot lights, part tiled walls, wooden effect laminate flooring, double glazed Upvc window

Bedroom Two

Double glazed Upvc window, exposed beams, radiator, exposed wooden flooring

Bedroom Three

Double glazed Upvc window, exposed beams, radiator, exposed wooden flooring, Loft access

Bathroom

Low flush WC, pedestal wash basin, P-shaped bath with electric shower and extraction over, heated towel rack, spot lights, exposed beams, part tiled walls, wooden effect laminate flooring

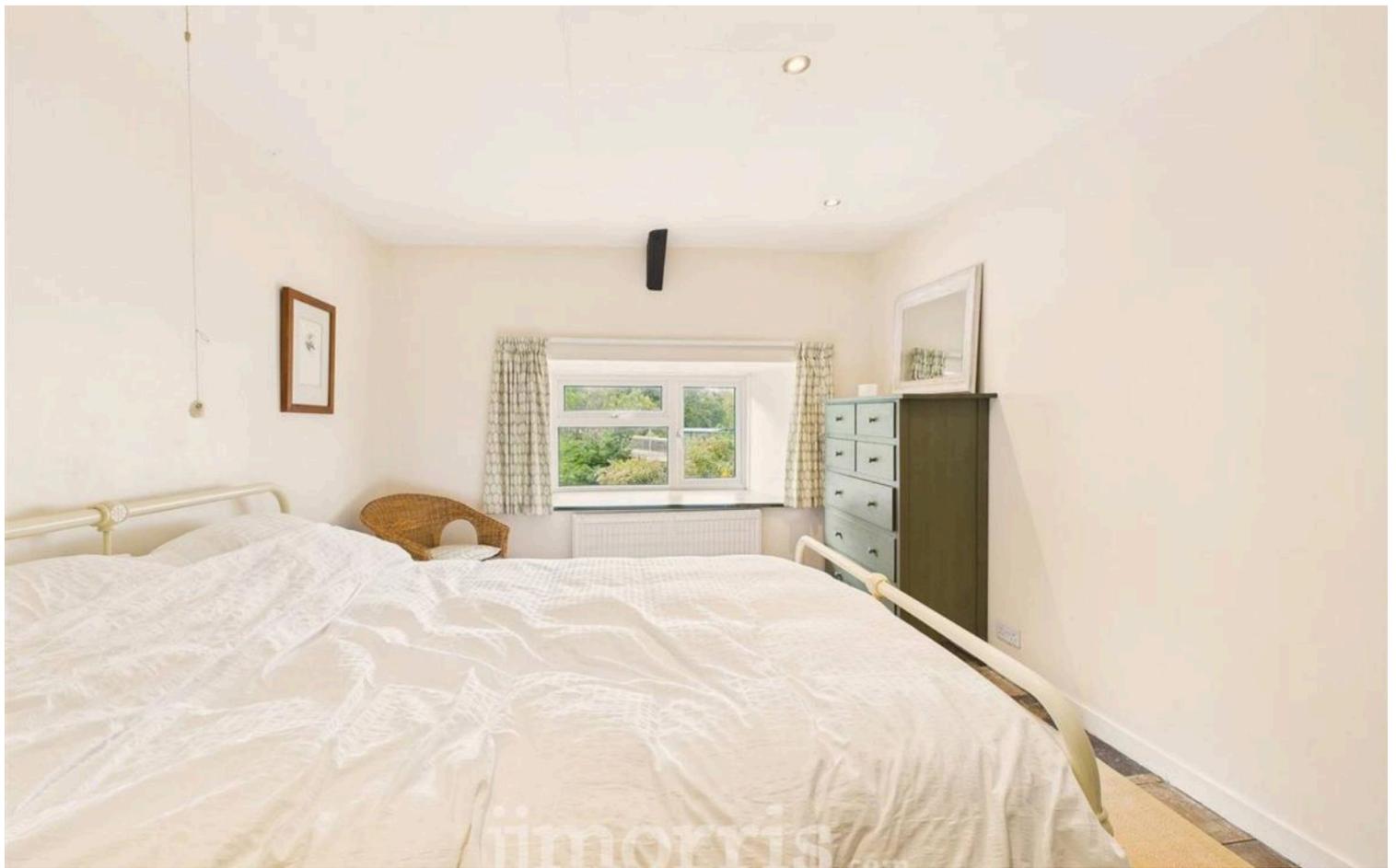
ANNEXE

Porch

Tiled flooring, door to:-

Entrance Hallway

Stairs rising off to the first floor, under stairs storage, built in storage, wooden dado rail, radiator, tiled flooring, door to:-



Sitting Room

Open fire place with tiled surround, double glazed Upvc window to the front, radiator, tiled flooring

First Floor

Landing

Window, Doors to:-

Bedroom One

Double glazed Upvc window, radiator

Bedroom Two

Window, radiator

Bedroom Three

Double glazed Upvc window, radiator

Bathroom

Low flush WC, pedestal wash basin, part tiled walls, window, loft access

Garage

Externally

The property is approached VIA a gated entrance with ample off road parking for several Vehicles, Good sized lawned gardens to the front and rear of the property. There is a further adjoining approximately 5 acres could be available by separate negotiation. The property benefits from planning consent (NP/24/0401/FUL) to extend. The planning documents, including plans can be discussed with the agents.

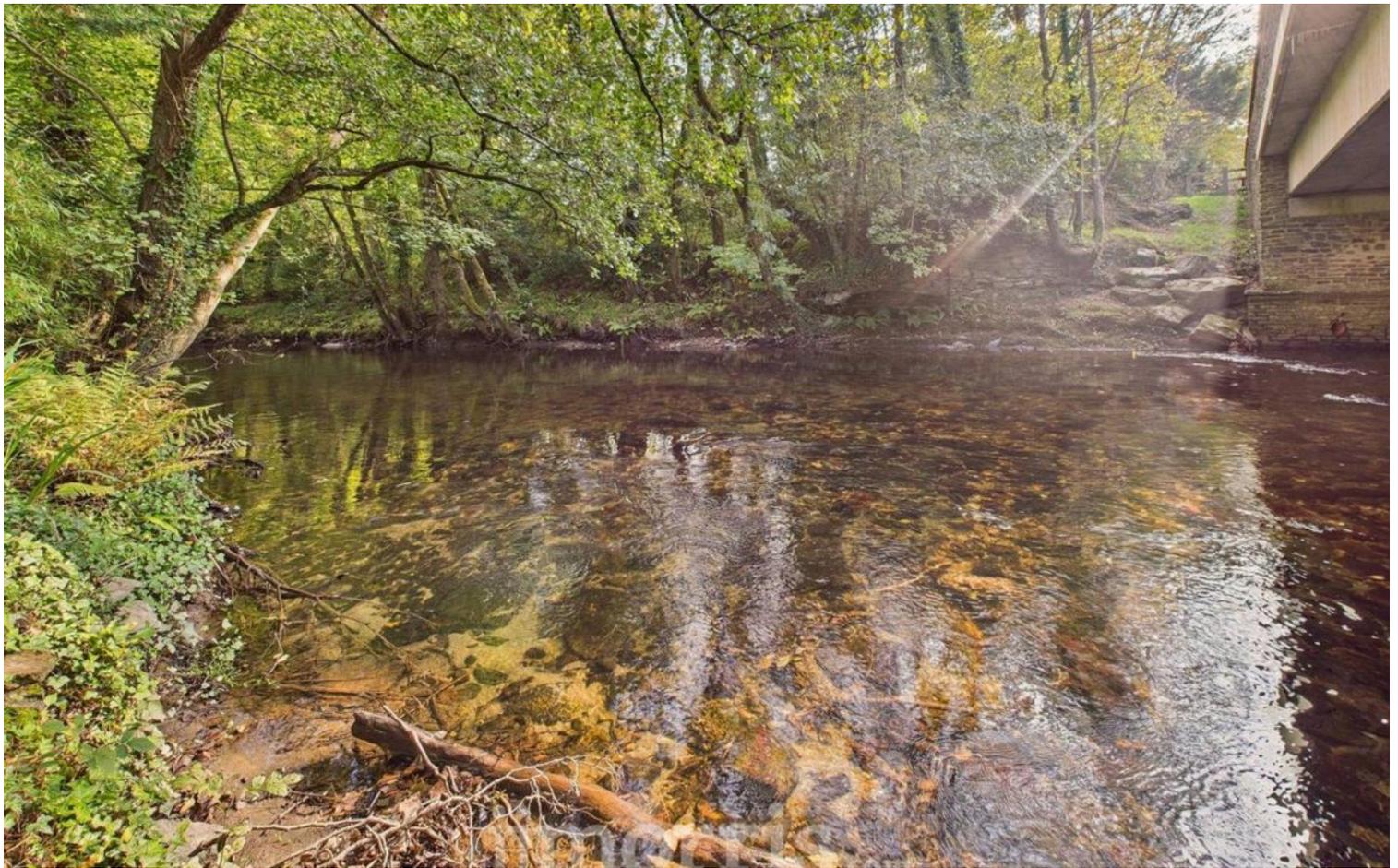


Utilities & Services

Heating Source: Oil Central Heating Electricity: Mains
Water: Mains Drainage: Mains Tenure: Freehold and
available with vacant possession upon completion
Local Authority: Pembrokeshire County Council
Council Tax: Band G 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 both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 18mbps download and Superfast 14mbps upload and 67mbps 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 outdoors mobile coverage EE Good Outdoors Three Variable Outdoors O2 Variable Outdoors Vodafone. Poor to none Outdoors 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.



Floor 0



Floor 1

Approximate total area^m
233.3 m²
2511 ft²

Reduced headroom
10.6 m²
114 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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