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**Blaenffynnon, Tegryn – SA35 0BJ**

Llanfyrnach

Guide Price £750,000



## Blaenffynnon

Tegryn, Llanfyrnach

Council Tax band: C

Tenure: Freehold





## Situation

Tegryn, near Llanfyrnach in north Pembrokeshire, is a small rural village set on a hilltop overlooking the scenic Preseli landscape. It has a peaceful, close-knit community with a primary school, community centre and local pub forming its main amenities, while everyday services and shops are found in nearby villages and towns. The surrounding area is characterised by open farmland, rolling hills and quiet country lanes, offering a calm, traditional Welsh rural setting with strong community identity and a sense of remoteness from urban life.

## Main House

### Entrance Porch

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

### Living Room

Coal effect gas fired fire with feature surround, double glazed Upvc windows, exposed beams, radiators, under stairs storage, door to:-

### Kitchen/Dining Room

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, plumbing for dishwasher/washing machine, integrated Fridge/Freezer, electric range master with extraction over, double glazed Upvc windows, radiators, coved ceilings, stairs rising off to the first floor, part tiled walls, part tiled floors, part wooden flooring, door to:-

### Utility

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, plumbing for dishwasher/washing machine, double glazed Upvc windows, part tiled walls, tiled flooring, door to:-

### WC

Low flush WC, double glazed Upvc window, tiled flooring.

### First Floor



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## GARDEN

The property is approached via a gated entrance, providing ample off-road parking, generous turning space for several vehicles, and access to a large workshop/unit. The main house is surrounded by lawned gardens to both the front and rear, complemented by a paved patio seating area. The cottage benefits from its own private gated entrance with parking for two to three vehicles, along with lawned garden areas to the front and rear. Blaenffynnon extends to approximately 11 acres (or thereabouts), divided into four fields. The land further benefits from a range of useful outbuildings.



Approximate total area<sup>(1)</sup>

397.4 m<sup>2</sup>

4278 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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