



Blaenffynnon Cottage, Tegryn, Tegryn – SA35 0BJ

Llanfyrnach

Guide Price **£279,000**



Blaenffynnon Cottage, Tegryn

Tegryn, Llanfyrnach

Situated on the edge of the village of Tegryn, Blaenffynnon Cottage is a Three Bedroom Charming Semi-Deatched rural property In the heart of the Pembrokeshire countryside. Convenient access to nearby villages, the Preseli Hills and the wider West Wales coast and market towns. The accommodation comprises: Porch, Living Room, Kitchen/Dining Room, Rear Entrance, Inner Hallway, Bathroom, First Floor Landing, Three Bedrooms. Externally, the property enjoys a delightful rural setting with surrounding land and garden areas, providing space simply enjoying the open countryside.

Council Tax band: C

Tenure: Freehold

- Situated on the Edge of the Village of Tegryn.
- Blaenffynnon Cottage is a charming rural property.
- Set within the Unspoilt Pembrokeshire Countryside.
- Conveniently Located for Nearby Villages and Market Towns.
- Council Tax Band - C
- EPC - B





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.

The Cottage

Porch

Wooden windows, Door to:-

Living Room

Open fire with slate hearth and feature surround, stairs rising off to the first floor, understairs storage, double glazed Upvc windows, radiators, exposed stone walls, exposed beams, doors to:-

Inner Hallway

Exposed beams, vinyl flooring, door to:-

Kitchen/Dining Room

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, electric oven with extraction over, double glazed Upvc window, double glazed Upvc patio sliding doors, loft access, coved ceilings, exposed beams, radiators, door to:-

Rear Entrance

Double glazed Upvc window, slate slab flooring, door to:-

Hallway

Double glazed Upvc windows, Loft access, exposed beams, radiator, belfast sink and tiled splash back, door to:-

Bathroom



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Rear Entrance

Double glazed Upvc window, slate slab flooring, door to:-

Hallway

Double glazed Upvc windows, Loft access, exposed beams, radiator, belfast sink and tiled splash back, door to:-

Bathroom

Low flush WC, pedestal wash basin, bath with electric shower over, part tiled walls, wooden effect flooring, radiator, double glazed Upvc window.



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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.





Floor 0



Floor 1

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