



Noddfa, Maenclochog – SA66 7LA

Offers in Region of **£265,000**

jmorris.com



Noddfa

Maenclochog, Clynderwen

A good sized detached traditional bungalow, standing within approximately a third of an acre, with extensive gardens and grounds, being situated within the popular country village of Maenclochog. There are fabulous far reaching country views to the rear and views towards the Preseli hills at the front, which all add to this properties lovely position, being within walking distance from excellent village amenities.

Internally the accommodation is well kept and of an excellent size, with a large kitchen/diner and 2 relaxing reception rooms. There are 2 double sized bedrooms, with a master en-suite, plus family bathroom and utility. The property would benefit from some modernising, making this an excellent opportunity to create a fabulous home ideal for retired buyers, couples and small families. Externally there is ample gated off road parking, a detached workshop and detached garage. The gardens wrap around the property, offering different areas of interest with greenhouse, sheds, pond, extensive lawns, mature shrubs, hedges and trees. Viewing is essential to appreciate this property and all its potential.



Front Porch

Entered via double glazed front door with double glazed windows. Door opens into:

Hallway

Radiator, doors open to:

Sitting Room

Double glazed window to front, fireplace, radiator.

Lounge

Double glazed window to front, fireplace, radiator, door to:

Kitchen/Diner

Fitted with a range of base storage cupboards, worktops, stainless steel double drainer sink, electric cooker point, space for white goods, dining area, double glazed windows to side and front, external double glazed door to front, radiators, door to walk in storage cupboard with airing cupboard housing the hot water cylinder and access to loft. Door opens to:

Inner Hall

Double glazed window to rear, doors open to:

Utility

Fitted with storage cupboards, worktop, stainless steel single drainer sink, oil fired boiler serving the domestic hot water and central heating, double glazed window to side.

Bathroom

Comprising a bath, separate shower enclosure, pedestal wash hand basin, W.C, radiator, double glazed window to side.

Bedroom 1

Double glazed window to rear, radiator, door to:

En-Suite

Comprising a shower cubical, pedestal wash hand basin, W.C, radiator, double glazed window to side.

Bedroom 2

Double glazed window to rear, radiator.

Externally

The property enjoys a gated walled entrance which leads onto a good size front driveway, providing ample off road car parking space. To the left hand side of the entrance is a detached corrugated garage/small barn. There are lawned gardens to both sides and the rear, wrapping around the property, with useful detached workshop with power and lighting, laundry room and toilet with power and lighting, old coal shed, greenhouse and ornamental pond. There are mature boundary hedges all around creating privacy and beyond are fantastic far reaching views which are truly splendid.

Directions

From the centre of Maenclochog, turn by the garage and café onto the Llangolman/Rhosfach road, travel for 160 yards and the property is situated on the right hand side, just before leaving the village, as identified by our JJ Morris for sale sign.

Services & Extra Info

Heating Source: Oil

Electric: Mains

Water: Mains

Drainage: Private Cesspit

Local Authority: Pembrokeshire County Council

Council Tax Band: D

EPC Energy Efficiency Rating: F

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: [///printout.nicer.spenders](https://www.what3words.com/#!/printout.nicer.spenders)

Broadband Availability

Broadband According to the Ofcom website, this property has both standard and superfast broadband available. 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

Mobile The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data – 74%

Three Voice & Data – 69%

O2 Voice & Data – 58%

Vodafone Voice & Data – 71%

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.

Anti Money Laundering

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.

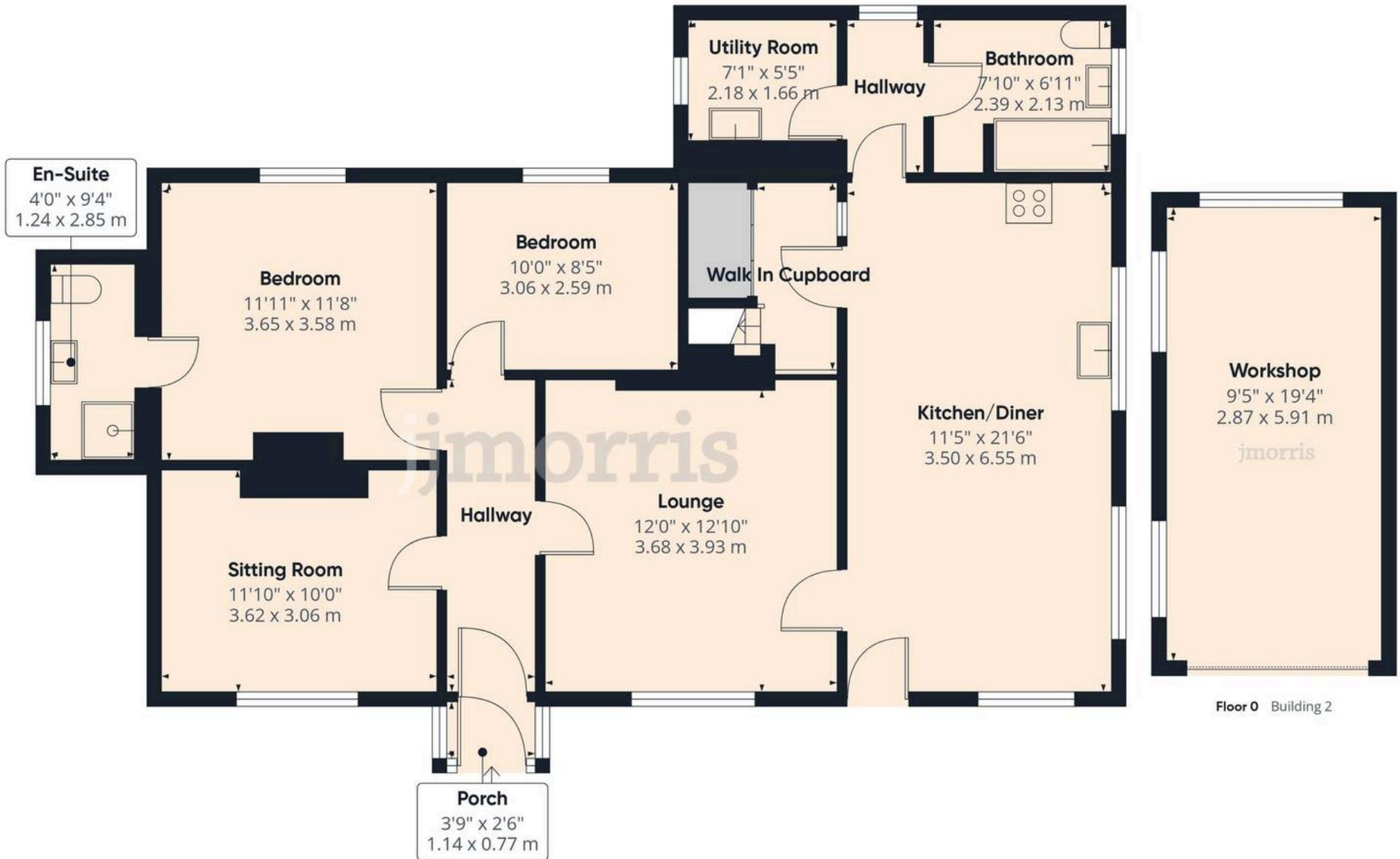












Floor 0 Building 1

Floor 0 Building 2



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