



1 Beag Cottages, Llandissilio – SA66 7JJ

Offers in Region of £339,950

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1 Beag Cottages

Llandissilio, Clynderwen

A charming 3 bedroom cottage providing spacious accommodation with generous room sizes, plus wonderful character and splendid features, situated in the beautiful mid-Pembrokeshire countryside, within a short drive from the near-by villages of Llandissilio and Clynderwen. The cottage boasts extensive grounds, amounting altogether to just under 1 acre, with a large level garden, small paddock and large gated driveway providing off road parking for many vehicles. There is a good size workshop/garage with power and lighting and a garden studio/home office with Wifi. Viewing is essential to fully appreciate the overall size and lovely cottage charm this property offers.



Situation

The cottage is situated in a lovely countryside location, approximately 1.6 miles from the village of Llandisilio and 2.6 miles from the village of Clynderwen. It stands within a small terrace of 3 cottages, along a minor country road, having 2 immediate neighbours and being within an area of predominantly farmland and countryside.

Description

The property is a good size semi-detached cottage with accommodation on the ground floor and first floor, under a tiled pitched roof. It is attached to a small terrace of similar cottages (only 3 cottages altogether). It benefits from its own private gated driveway, plus right of way over the adjoining terrace for alternative access if needed. There are no rights of way over this property. The cottage has an excellent size plot, roughly measuring just under an acre.

Entrance Porch

Entered via double glazed French doors with matching side screens. Door to bedroom 1. Traditional stable door and double glazed internal French doors both open to:

Lounge/Diner

With a charming white washed stone fireplace housing a multi-fuel stove, with back boiler contributing towards heating the hot water. The room is light and spacious with exposed beams, double glazed window to front, stairs rise to first floor and door opens to:

Kitchen/Diner

Dining area with room for table and chairs, double glazed window to rear, external double glazed composite back door, radiator, walk-through to Kitchen area with fitted wall and base storage units, worktops, double glazed windows to rear, range cooker set within recess, space for white goods, plumbing for dish washer, exposed beams.

Bedroom 1

An impressively spacious room with double glazed external French doors to the front, double glazed window to side, electric fireplace, door to:

En-Suite

Comprising a large shower cubical, wash hand basin set within a vanity storage unit, W.C, wall mounted gas boiler contributing towards the hot water and central heating, frosted double glazed window to rear.

First Floor Landing

Velux roof window, doors to:

Bedroom 2

Double glazed window to front enjoying lovely views, built in storage cupboard/wardrobe.

Bedroom 3

Double glazed window to side, fitted sliding wardrobes, radiator.

Bathroom

Comprising a corner shower cubical, bath with mixer shower over, wall hung wash hand basin, heated towel radiator, double glazed window to front. Panel with hot water cylinder and emersion heater. This tank is also heated by a combination of the Solar panels, the multi-fuel stove and the gas boiler.

Externally

To the side of the cottage there is a double gated entrance leading onto a large hard standing driveway providing ample parking and turning space for many vehicles. The driveway leads on to the workshop/Garage. The garden is level and of an excellent size, being well fenced and mainly laid to lawn. Along the far side there is a useful garden shed with electric connected, a laundry/utility building with plumbing for washing machine and a detached garden studio/home office building with power, lighting and Wifi. Beyond the garden is a level paddock with separate access, obtained by a right away over next doors rear. Along past the workshop/garage the grounds extend into wild areas, where historically there was once a trainline but this is completely obsolete now.

Workshop/Garage

A timber built detached building with excellent space, benefitting from twin doors to the front to allow vehicular access, pedestrian double glazed door to the rear and double glazed window to the side, with power and lighting connected.

Garden Studio/Home Office

Double glazed windows and French doors, power and lighting.

Directions

From Narberth, travel north up the A478 until reaching the village of Llandisilio and at the cross roads before reaching the primary school, turn left signposted to Maenclochog. Stay on this country road for roughly 1.5 miles and the cottage is found on your left hand side, identified by our JJ Morris for sale sign.

Utilities & Services

Heating Source: LPG Gas / Multifuel Stove / Solar – All contributing to a Therma Store system.

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax Band: D

EPC Energy Efficiency Rating: D

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///microfilm.policy.senders

Broadband Availability

According to the Ofcom website, this property has standard 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

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

EE Voice & Data – 75%

Three Voice & Data – 72%

O2 Voice & Data – 59%

Vodafone Voice & Data – 72%

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.

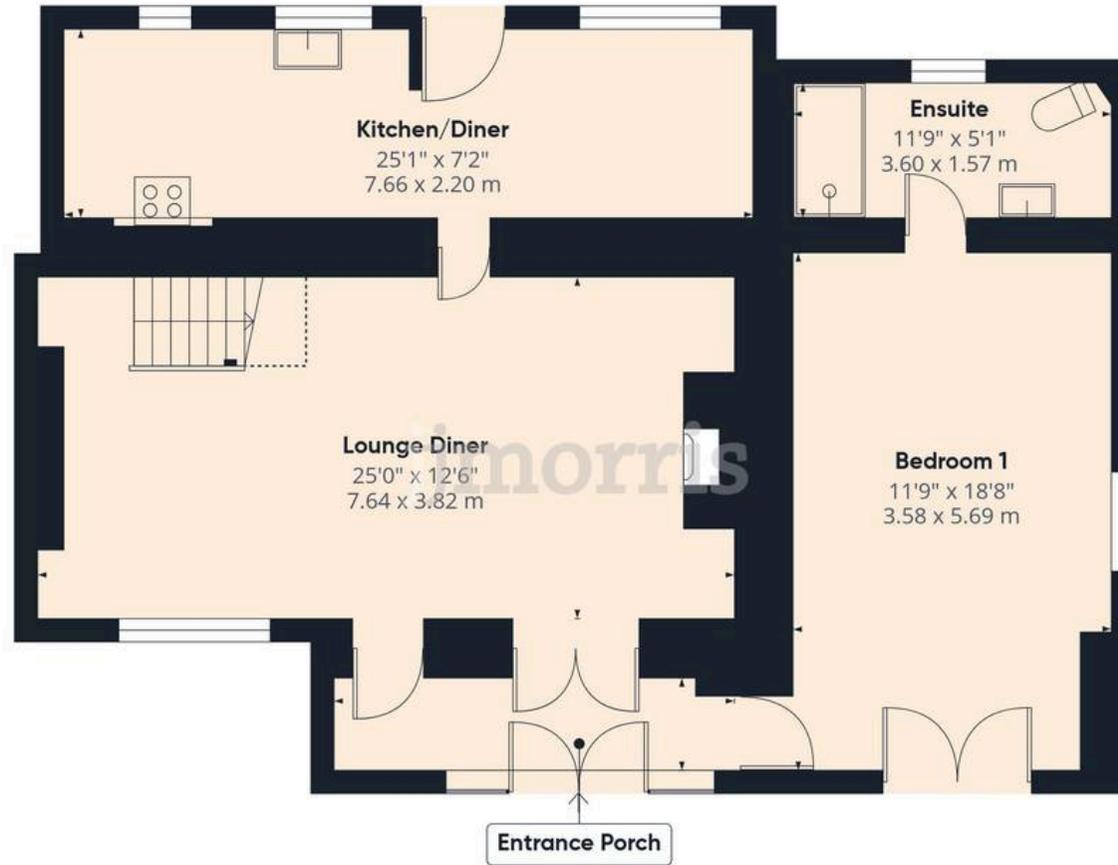




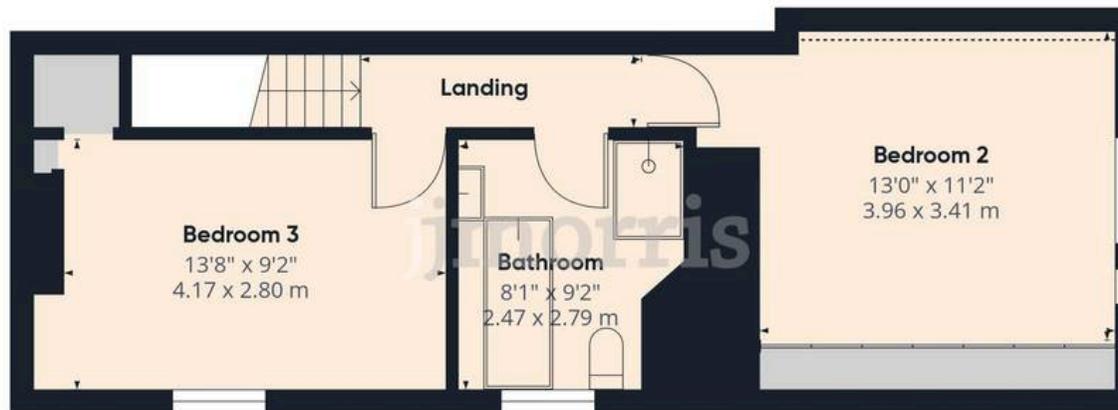




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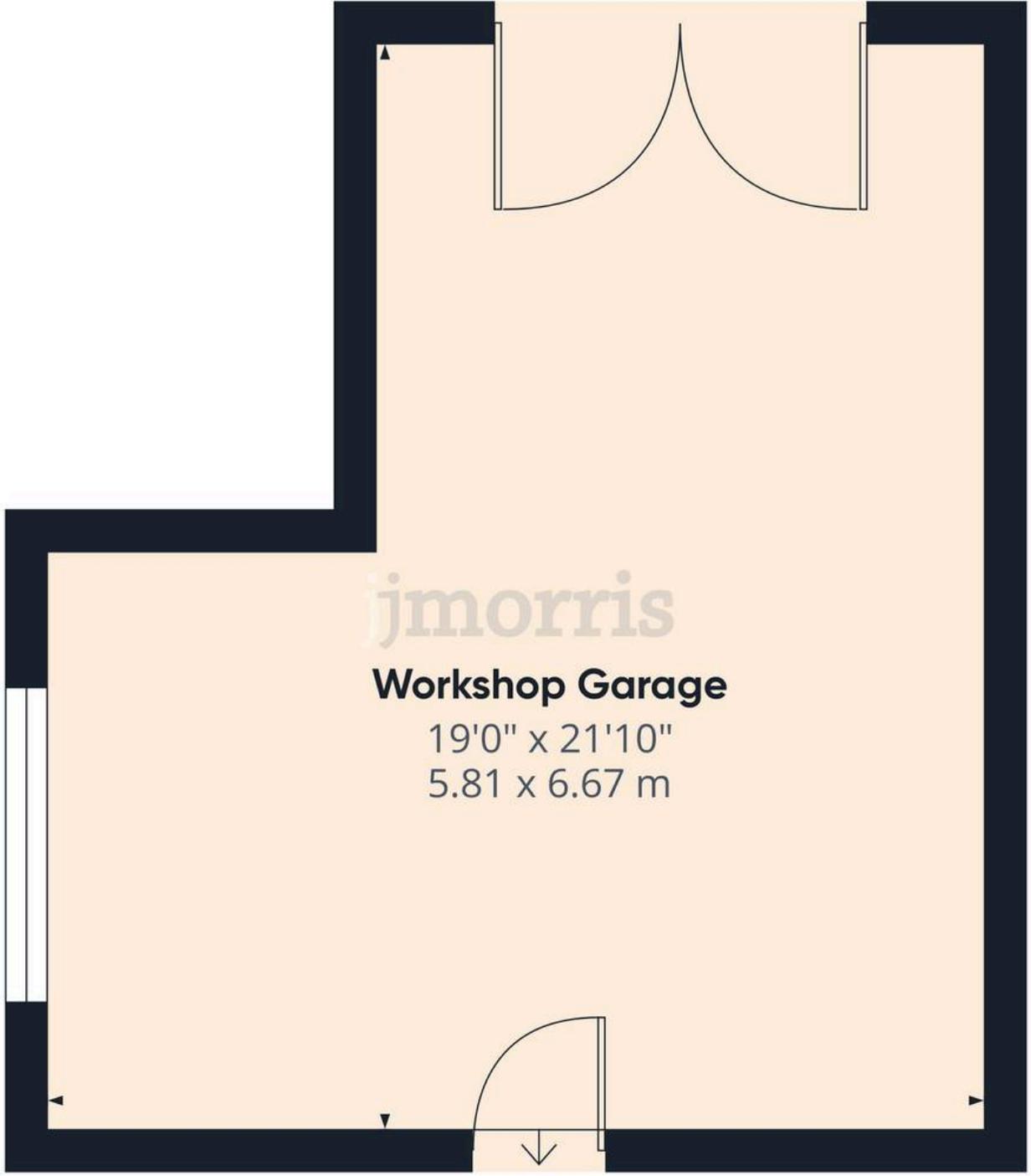


Floor 0 Building 1



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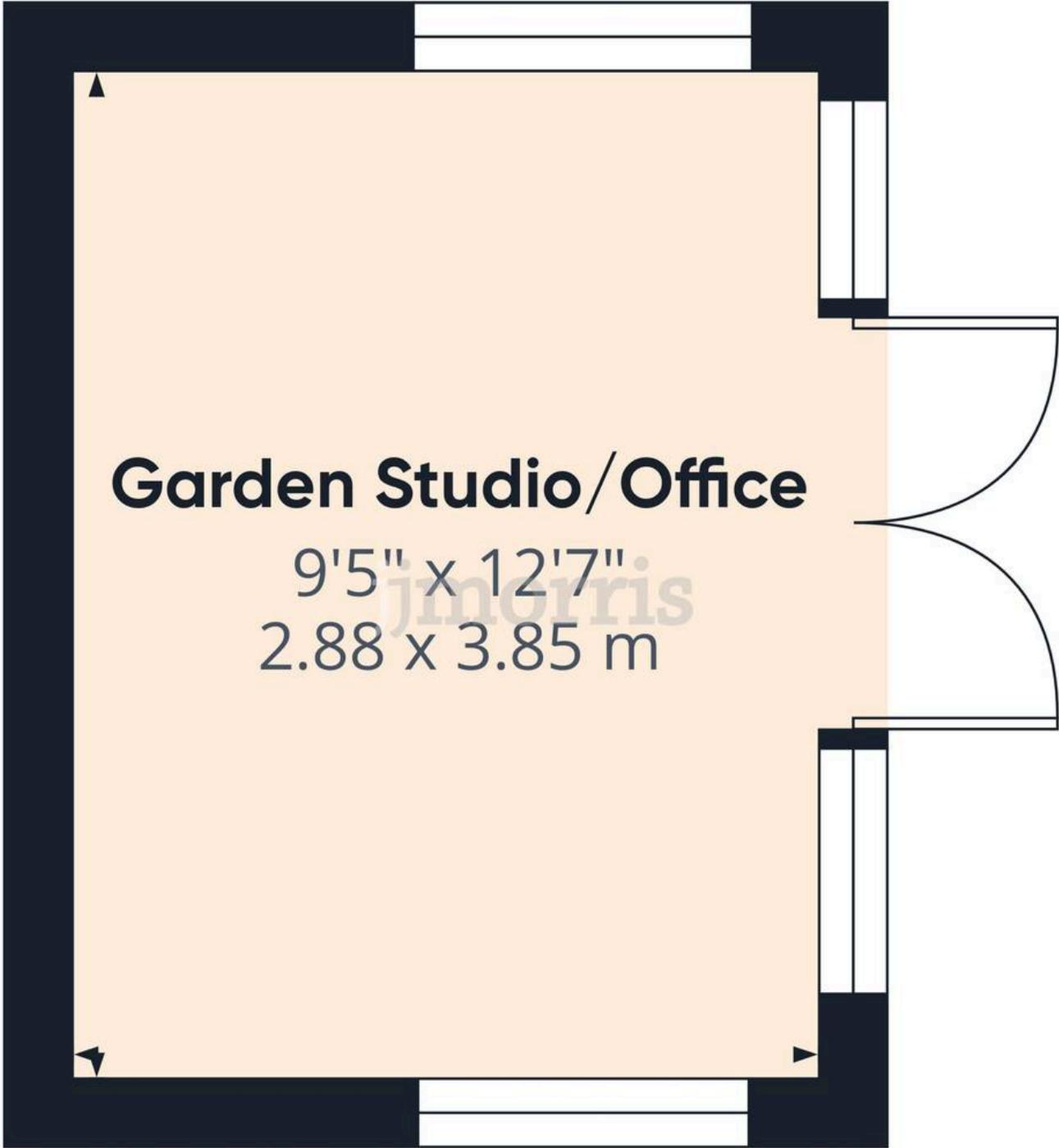
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Workshop Garage

19'0" x 21'10"

5.81 x 6.67 m





A floor plan diagram of a rectangular room. The room is shaded in light orange. It has a dark blue border representing walls. On the right side, there is a doorway with a semi-circular opening. The text 'Garden Studio/Office' is centered in the room. Below it, the dimensions are given in feet and inches, and then in meters. A watermark 'jmorris' is visible in the center. A compass rose is in the bottom left corner. The text 'Floor 0 Building 3' is at the bottom center.

Garden Studio/Office

9'5" x 12'7"
2.88 x 3.85 m





JJ Morris Narberth

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