



- 3 Bedroom Semi-Detached Stone Cottage
- 2 Off Road Parking Spaces
- Mature Garden and Terrace
- Idyllic Village Setting

Offers In Region Of £219,000

EPC Rating '53'





Property Description

The Property The Old Mill is a charming 2 or 3 bedroom, semidetached stone cottage with pretty gardens and off road parking. It is set in the idyllic rural village of Gelli which is conveniently positioned for easy access to the popular and sought after town of Narberth which hosts a good selection of boutique shops and restaurants. The County Town of Haverfordwest is approx. 10 miles away. The house has been extensively renovated and extended in recent years whilst retaining the character of the original dwelling with exposed stone walls and beams. The accommodation briefly comprises: open plan living area incorporating lounge and kitchen/dining room, study/bedroom 3 and an ensuite wet room on the ground floor, with 2 double bedrooms and a bathroom on the first floor. Externally, there are 2 off road parking spaces and pretty gardens to the rear and side with a shed and gravelled area and an old red phone box to the front of the property.

Location Gelli is a rural village near Clynderwen in the heart of the beautiful Pembrokeshire countryside with good access to the A40, Narberth and the County town of Haverfordwest. It is close to the Preselis Hills and within easy reach of the Pembrokeshire Coast National Park, its coastal walks and blue flag beaches.

Directions Take the A40 out of Haverfordwest towards Carmarthen. After passing the Slebech BMW garage take the left turn signposted Wiston and Clarbeston Road. After 1.1 miles follow the road as it bends to the right, after 0.8 miles take a left turn (there is a house on this junction). Continue on this road for another 1.8 miles into

the village and the property will be found on the left with the red phone box outside. For GPS purposes the postcode of the property is SA66 7HR.

Open Plan Living Space With half glazed wooden entrance door and central staircase leading to the first floor. The entrance leads through to the

Lounge 15' 11 x 14' (4.85m x 4.27m)

This light and airy lounge area has lots of character with painted ceiling beams and windows with deep sills to the front and side aspects. Oak flooring. A corner stone chimney has an inset cast iron multi fuel stove set on a slate hearth with slate mantel over. Open to

Kitchen/Dining Room 21' 11 x 10' (6.68m x 3.05m)

Picture window to the rear. Three quarter glazed patio doors into the garden. Further small window to the rear in the kitchen area. Oak flooring. Range of cream, contemporary base and wall units with oak surface over. Display shelving. Integrated Zanussi oven. Ceramic hob with extractor over. Integrated dishwasher. Porcelain sink and drainer unit with swan neck mixer tap over. Tiled splash backs. Firebird combi oil fired boiler.

Study/Bedroom 3 10' 1 x 8' 4 (3.07m x 2.54m)

Window to front with deep tiled sill. Laminate flooring. Under stairs storage. Door to

Ensuite Wet Room 10' 10 x 5' 2 (3.3m x 1.57m)

Triton electric shower. Wash hand basin and w/c. Space and plumbing for washing machine and tumble dryer. Full length shelving above sink. Half tiled walls.

FIRST FLOOR

Landing 6' 11 x 5' 5 (2.11m x 1.65m)

Loft access to boarded loft space. Window to rear.

Master Bedroom 11' 9 x 9' 9 (4.5m x 2.97m)

Windows to side and rear. Painted beams. Glazed door to outside leading to external sitting area with stone steps down to front of property.

Bathroom 6' 11 x 5' 6 (2.11m x 1.68m)

Bath, wash hand basin and w/c. Obscure glazed window to rear. Partly tiled.

Bedroom 2 11' 9 x 7' 2 (3.58m x 2.18m)

Two windows to front. Exposed beams. Built-in storage cupboard.

EXTERNALLY From the rear of the property a step leads down to a patio/seating area bordered by a mature hedge. There is a lawned area beyond with herbaceous planting to one side and a shed and oil tank at the bottom. A ramp and steps lead up to a further terrace with paving and low stone walls with trellis and mature trees. A further area of lawn contained by natural stone walls wraps around the side of the property and a path leads to a pretty raised stone garden full of cottage garden plants. There is a low stone boundary wall to the roadside with a gate to the off road parking area providing parking for 2 vehicles. To the front there is a gravelled courtyard with an old telephone box and letterbox. Slate steps lead up to the master bedroom with a place to sit.

Tenure We are advised the property is Freehold. Pembrokeshire County Council Tax Band C.

Services Mains water and electricity. Private drainage. Oil central heating.

Viewings Strictly by appointment through Town Coast and Country Estates please.





Total area: approx. 79.9 sq. metres (859.8 sq. feet)
The Old Mill Gelli, Clynderwen

Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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