



- Detached 7 Bedroom Bungalow
- Off Road Parking and Detached Garage
- 3/4 Acre Plot with Tiered Garden
- Beautiful Rural View to Rear

Offers In Region Of £399,950

EPC Rating 'E'





The Property

Penrhiw is a delightful detached bungalow located between Clarbeston road and Llys-y-Fran. The property has been updated throughout by the current owner to include a recently fitted bathroom suite. The main bungalow benefits from 5 bedrooms, well proportioned living space and beautiful rural views to the rear.

The property has been extended to the side providing the option of self contained accommodation with potential for a further 2 bedrooms or an extension of the main bungalow. This flexible accommodation would provide space for a large or extended family and potential holiday let.

Both the main and extended side of the property have parking space. Within the grounds of the garden there is a detached 'studio' with full power supply. The current owner had previously used this as a 'quiet work space'.

The tiered garden has been thoughtfully planted over the years and now provides a good display of mature trees, shrubs and flowerbeds. There is a sheltered pergola which is a perfect space to relax or enjoy al fresco dining. This is a 'NO ONWARD CHAIN SALE!'

This really is a property that we would recommend viewing to appreciate the size, location and views.

Location

Located just outside the popular village of Clarbeston Road which has good rail links and village pub. The property is located 8.3 miles from the county town of Haverfordwest with a host of shops and amenities and 1.3 miles from Llys-y-Fran Country Park which provides some superb walks, cycle paths and fresh water fishing in the reservoir. For GPS purpose please use postcode SA63 4SR.

Directions

From Haverfordwest take the exit of the main Morrisons roundabout heading towards Withybush Hospital. Go straight across next roundabout, continue along this road until reaching the next roundabout. Take the 3rd exit, then take the 1st exit of next roundabout. Continue along road until the road branches off to the right signposted Clarbeston Road, Llys-y-Fran (B4329). Follow this road for approx. 5.6 miles. Take the first exit on your right after the railway station in Clarbeston Road going over a bridge. Continue along this road until you reach a sign for Llys-y-Fran. Take the left turn. The

property is located on the left hand side identified by our Town Coast and Country For Sale Board.

Entrance Hall 9'3 x 9'2 (2.82m x 2.79m)

Entered via a part glazed door. Wood effect flooring door opening to:

Kitchen 16'3 x 12'6 (4.95m x 3.81m)

Double glazed bay window to side. Double glazed window to fore. Good range of kitchen storage units with contrasting work surface over. Two larder storage cupboards. 1 1/2 bowl sink with mixer tap. Plumbing for washing machine. Tiled floor.

Utility Room 12' 2 x 9' (3.71m x 2.74m)

Grant oil fired boiler. Storage and room for white goods. Part glazed door to side Tiled floor.

Lounge 18' x 16' 11 (5.49m x 5.16m)

Very well proportioned lounge with 2 double glazed window to rear, double glazed window and glazed door to side. Exposed beam to ceiling.

Dining Room 12'11 x 8'11 (3.94m x 2.72m)

Wood effect flooring. Double glazed window to rear.

Inner Hall 18'4 x 3'2 (5.59m x 0.97m)

Doors opening to:

Shower Room 8' 5" x 5' 6 (max)" (2.57m x 1.68m)

Jack and Jill shower room. Walk in shower enclosure. Pedestal wash hand basin. Low level w/c

Bedroom 1 12'7 x 9'11 (3.84m x 3.02m)

Double glazed window to fore. Good range of fitted wardrobes.

Bedroom 2 13'3 x 13'7 (4.04m x 4.14m)

Double glazed window to fore. Good range of fitted wardrobes.

Bedroom 3 12'6 x 9'7 (3.81m x 2.92m)

Double glazed window to rear.

Study 10'5 x 8'11 (3.18m x 2.72m)

Double glazed window to rear. Fitted shelving and work surface. Stairs to basement bedrooms.

Lower Ground Floor**Bedroom 4 10'5 x 8'11 (3.18m x 2.72m)**

Double glazed window to rear. Fitted wardrobes.

Bedroom 5 10'5 x 8'11 (3.18m x 2.72m)

Double glazed window to rear.

Bathroom 9' 1 x 7' 8 (2.77m x 2.34m)

Double glazed window to rear. White bathroom suite comprising of low level w/c, pedestal wash hand basin, bidet, bath and walk in shower enclosure. Heated towel rail.

EXTENSION**Room 1 19'3 x 13'9 (5.87m x 4.19m)**

Entered via part glazed door. Double glazed window to fore and side. Stairs to lower ground.

Cloakroom 5'10 x 5'7 (1.78m x 1.7m)

Double glazed window to fore. Low level w/c

Room 2 19'3 x 10'3 (5.87m x 3.12m)

Double glazed window to rear.

Lower Ground Floor**Room 3 19'3 x 10'1 (5.87m x 3.07m)**

Double glazed window to rear. Part glazed door opening to rear garden.

Room 4 19'3 x 10'1 (5.87m x 3.07m)

Double glazed window to rear. Walk in storage area.

Externally

To the front of the property is off road parking for a number of vehicles as well as a detached garage. The property sits on approx. 3/4 acre plot which is split into a small paddock area and private landscaped gardens.

Detached Garage 18' 3 x 12' 7 (5.56m x 3.84m)

Up and over door. Power supply.

Garden Studio 11' 5 x 7' 7 (3.48m x 2.31m)

Full power supply.

Services

Mains electric and water, septic tank, oil fired central heating.

Tenure

We are advised that the property is freehold.

Viewings

Strictly by appointment through Town Coast and Country on 01437 765522.

AGENT'S NOTES Please note - There is no heating currently in place in the extension. If any buyer wishes to use the extension as an independent annexe they would need to obtain consent from local authority. A kitchen and bathroom would need to be fitted. There is a private garden and parking area which can be used solely for the extension.





Total floor area 265.0 sq. m. (2,852 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Plan produced for Purple Bricks. Powered by PropertyBOX

Tenure

Freehold

Council Tax Band

E

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THIS PROPERTY.