



- 2 Bedroom Bungalow
- Rural Village Location
- Front & Rear Gardens
- Garage & Off Road Parking

**Offers In The Region Of £179,000**

EPC Rating 'F'





### Property

Brambledene is a 2 bedroom detached bungalow situated in the popular rural village of Llandissilio. The property has a detached garage and driveway offering parking for a number of vehicles, as well as a conservatory overlooking a good sized rear garden. The accommodation briefly comprises; living room, kitchen with utility area, bathroom, shower room and 2 bedrooms.

### Location

Llandissilio is a rural Welsh village community close to the market town of Narberth. The village offers amenities including a post office, public houses, church and chapel and a primary school.

### Directions

From Haverfordwest, take the A40 towards Carmarthen. At Penblewin roundabout, take the exit towards Cardigan. Proceed through Clynderwen to Llandissilio and follow the road through the village. The property can be found on the left hand side before reaching the Bush Inn and is clearly identified by our For Sale board.

Approached through a gated driveway, a pedestrian path and steps lead to the partially obscure glazed entrance door into

**Hall** Partially tiled floor. Radiator. Loft access. Door to

### Living Room 15'1 x 8'11 (4.62m x 2.74m)

Bay window to front and window to side. Wall mounted electric fire. Radiator.

### Kitchen 10'7 x 8'4 (3.25m x 2.56m)

Window to conservatory. Range of wall and base units with work surface over. Integrated electric oven and hob with extractor over. Partially tiled walls. Radiator. Opening to

### Utility Area 9'9 x 4'2 (2.98m x 1.29m)

Velux window to side. Wall and base units with work surface over. Stainless sink and drainer. Space and plumbing for washing machine. Partially glazed door to

### Conservatory 19'1 x 8'7 (5.84m x 2.63m)

Tiled floor. Radiator. Door to rear external. Sliding door to

**Shower Room** Obscure glazed window to rear. Shower cubicle. Wash hand basin and w/c. Partially tiled walls. Radiator.

### Bathroom 7'11 x 7'4 (2.43m x 2.25m)

Obscure glazed window to rear. Corner bath with shower over, wash hand basin and w/c. Built in storage. Radiator. Loft access.

### Bedroom 2 10' x 7'7 (3.07m x 2.33m)

Window to side. Radiator.

### Bedroom 1 10'6 (max) x 9'8 (max) (3.21m (max) x 2.97m (max))

Bay window to front. Radiator.

**Externally** To the front of the property is a garden laid mainly to lawn and a driveway leading to a detached garage at the rear. The good sized rear garden is laid mainly to lawn with patio area, borders and mature planting.

**Tenure** We are advised the property is freehold

**Services** Mains electricity, water & drainage. LPG gas central heating.

**Viewing** Strictly by appointment with Town, Coast & Country Estates.





## Tenure

Freehold

## Council Tax Band

A

## 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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