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Llysdewi , Clynderwen, SA66 7NA

£275,000

Llysdewi is a delightful period 4 bedroom semi-detached, three storey property situated in the very heart of the village of Clynderwen which lies within a few miles of the busy market town of Narberth, with its many individual shops and restaurants. Clynderwen has a good range of amenities and facilities, including a railway station, several shops a pharmacy and is in close proximity to the newly-established independent Redhill School. There is also a Primary School in Llandissilio some two miles north. The village is conveniently situated with easy access to the larger market towns of Haverfordwest and Carmarthen and the superb scenery of the South Pembrokeshire coastline and the Preseli Mountains.

Description

The property which has ample off road parking and a good sized pretty rear garden is presented in excellent decorative order and has retained many original features, such as feature tiled fireplaces, parquet flooring and original hard wood staircase, and briefly comprises – Entrance hallway via a uPVC coloured glazed door with storm porch. The hallway has access to all ground floor rooms (which have been extended at the rear) and has feature tiled flooring and original balustrade and stairway to the first floor.

There is a good sized open plan family room /dining room with feature tiled fireplace and parquet flooring, with double original windows at the fore, sitting room with feature fireplace, original ceiling rose and uPVC window to the fore, good sized kitchen with beamed ceiling and oil fired Range with base and wall units, utility with sink unit and space for washing machine and tumble dryer housing the oil fired boiler. There is also a sunroom with polycarbonate roof to the side via the extension an additional storage room,.

Internal viewing is essential to appreciate the many benefits and features of this desirable family home, presented in excellent decorative order, part uPVC double glazed, with oil fired central heating throughout, open fire places and a good sized rear garden with far reaching views and the advantage of an external block build shed with electricity, which could potentially be converted (subject to planning) to additional accommodation.

The first floor has the benefit of three double bedrooms two with original fireplaces, a good sized bathroom with WC wash hand basin and corner bath, plus a shower room, and box room which could be utilized as an office. The second floor has a full sized double bedroom with Velux windows to the rear.

Hallway 15' 2" x 5' 11" (4.57m 0.61m x 1.52m 3.35m)



Entered via uPVC glazed door, into entrance hallway way with original ornate tiled flooring and hardwood staircase to the first floor, doors to all ground floor rooms, radiator.

Sitting Room 15' 01" x 13' 01" (4.57m 0.30m x 3.96m 0.30m)



With hard wood sash window to the fore, feature tiled fireplace and hearth housing gas fire, carpeted throughout, radiators

Dining Room 13' x 11' 06" (3.96m x 3.35m 1.83m)



With uPVC door to external space, 2 x feature fitted glazed cupboards, radiator, carpeted throughout archway to family room.

Family Room 15' x 11' 10" (4.57m x 3.35m 3.05m)



With hardwood sash bay window to the fore, original

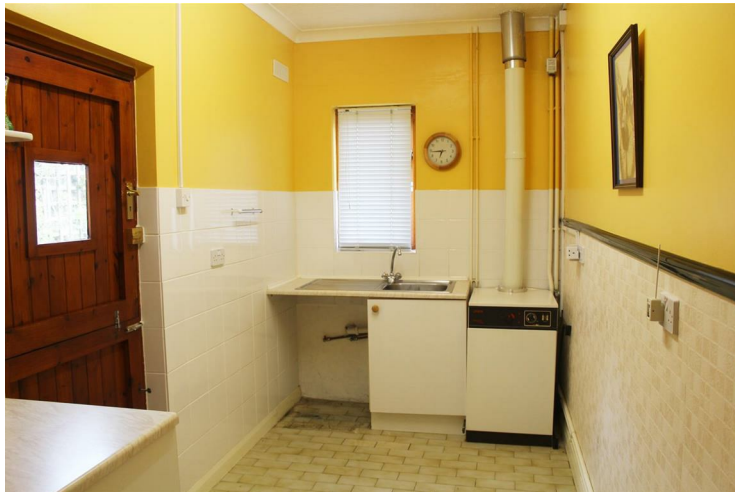
parquet flooring throughout, feature tiled fireplace and hearth housing solid fuel open fire, with feature original cornices etc

Kitchen 15' 10" x 14' 01" (4.57m 3.05m x 4.27m 0.30m)



Entered via a glazed door into internal hallway, with tiled flooring and doors to utility and kitchen, With double aspect windows to the side and rear, fitted base and wall units with stainless steel sink unit, integrated double electric ovens, gas hob (LPG) with extractor fan over, feature brick inset housing 'Royal' oil fired range. Tiled flooring throughout and beamed ceiling .

Utility 13;' 09" x 6' (3.96m;' 2.74m x 1.83m)



Entered via a hardwood door, with uPVC window to the rear, and hardwood stable door to external space., stainless steel sink unit and base units with space for washing machine, the Worcester boiler is housed in this room, part tiled walls and tiled flooring throughout.

Sunroom 12' 08" 8' 11" (3.66m 2.44m 2.44m 3.35m)

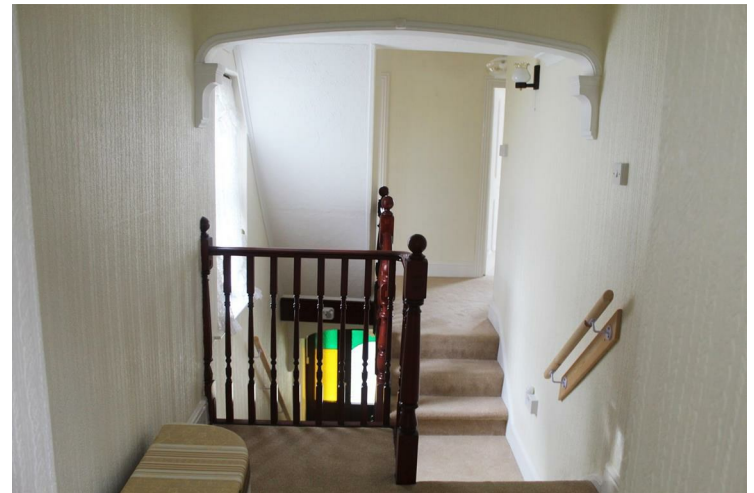


Entered via a hardwood door with double patio doors to external space, polycarbonate roof, tiled flooring throughout

Pantry/store room 6' 01" 5' 10" (1.83m 0.30m 1.52m 3.05m)

This handy storage cupboard has space for a chest freezer and ample storage.

Stairwell and upper landing



Hardwood stairwell to first floor with uPVC window to the side and doors to all first floor rooms

Family Bathroom 10' 1" x 9' (3.05m 0.30m x 2.74m)



With both Velux and obscure uPVC window to the side and rear, corner bath with Mira electric shower over, W.C., bidet, and wash hand basin, radiator style towel rail, large airing cupboard with shelving for storage. Part tiled walls and linoleum flooring throughout.

Shower Room 6' 07" x 4' 07" (1.83m 2.13m x 1.22m 2.13m)

With Velux window to the side, shower cubicle with Triton electric shower, W.C. and wash hand basin, tiled walls and linoleum flooring throughout

Master Bedroom 15' x 12' 04" (4.57m x 3.66m 1.22m)



With hardwood sash bay window to the fore, radiator carpeted throughout

Bedroom 2 13' 07" 11' 9" (3.96m 2.13m 3.35m 2.74m)



With hardwood sash window to the fore, feature fireplace, radiator carpeted throughout

Box room/office 5' 10" x 5' 5" (1.52m 3.05m x 1.52m 1.52m)

With hardwood sash window to the fore carpeted throughout

Bedroom 3 13' 7" x 11' 9" (3.96m 2.13m x 3.35m 2.74m)



With hardwood sash window to the rear, feature fireplace, fitted inset wardrobes to the side and carpeted throughout

Bedroom 4 19' 06" x 10' 8" (5.79m 1.83m x 3.05m 2.44m)



Assess via a door on the first floor landing this spacious attic room has ample light via Velux windows to the side, and uPVC window to the side, carpeted throughout with ample storage space in the eaves.

Externally



The property has a good sized walled front garden which is slabbed, with a polycarbonate canopy for shelter, There is ample off road parking at the side and a gated entrance to the large rear garden, which has a large parking area and a raised garden area with vegetable plots and a green house. Llysdewi has the benefit of brick built out-building with electricity that could be utilised as further accommodation (subject to planning) There is also an external WC.

Directions

From our Narberth office north towards Cardigan passing over Penblewin roundabout on the A40 and heading towards Clynderwen. When reaching the village the property is situated on the right hand side identified by our For Sale Board.

Services

We understand the property benefits for mains electricity, water and drainage, Oil fired central heating, and double glazed throughout .

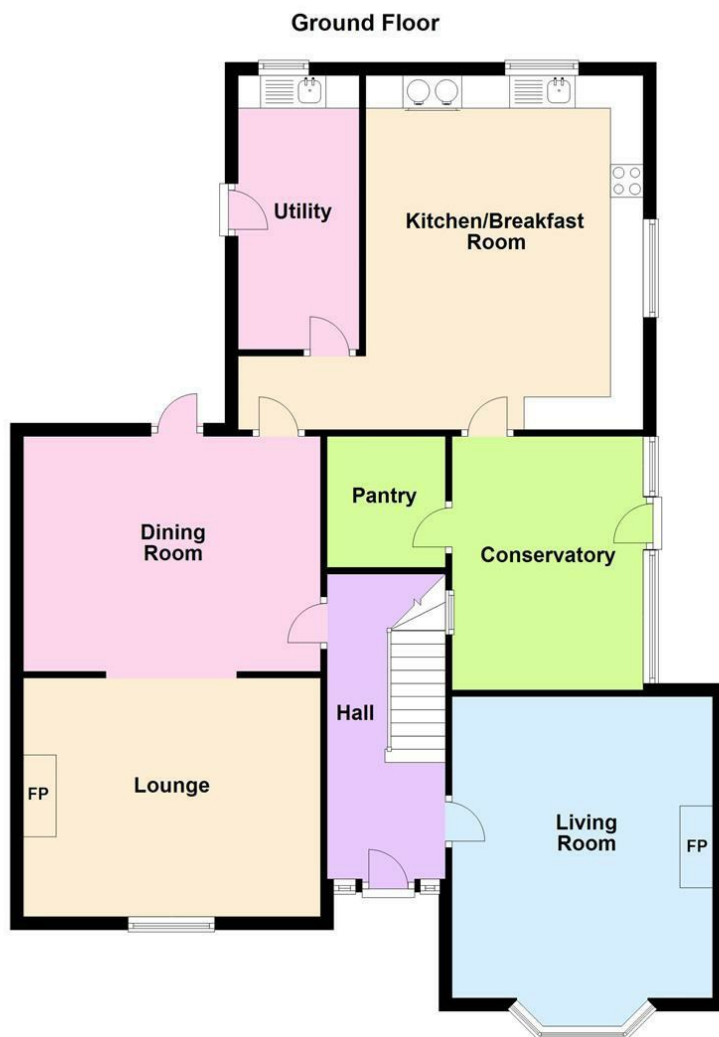
Tenure

Freehold with vacant possession upon completion.

Local Authority

Pembrokeshire County Council, County Hall, Haverfordwest SA61 1TP. Tel: 01437 764551
Council Tax Band E £1741.14 (2020/21)

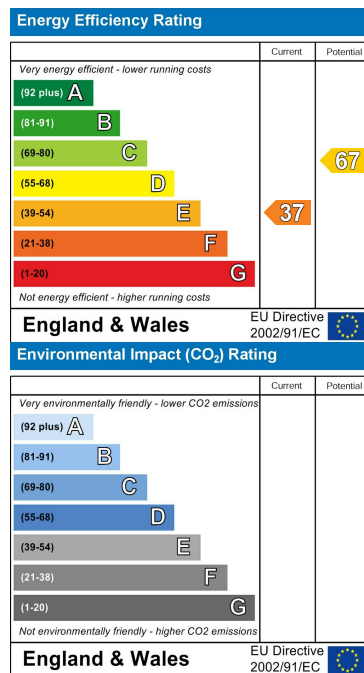
Floor Plan



Area Map



Energy Efficiency Graph



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