

Narberth Office:

Hill House, High Street, Narberth, Pembrokeshire, SA67 7AR

T: 01834 860260

E: narberth@jjmorris.com

jjmorris.com

Chartered Surveyors | Estate Agents | Valuers | Auctioneers



Colman House , CLYNDERWEN, SA66 7NQ

£229,950

Extended and renovated 3/4 bedroom 2 bathroom house situated within the popular village of Clynderwen. This desirable property sits on a good sized plot with external work-shop with electricity. A pretty garden of well-established trees and shrubs all south facing and a fish pond add to the tranquillity and calm. Internal viewing is a must to appreciate the many benefits and features on offer in this charming understated property

Description

This extended and surprisingly spacious property was built in 1910, and has many original character features. The property briefly comprises an entrance via an extended single storey utility room with feature Belfast sink, plumbing for washing machine and ground floor WC leading to sitting room with feature fireplace, through to open plan dining room and extended kitchen/family room. The double story extension, made good use of the south facing garden with uPVC patio doors opening on to it. The Kitchen has a tiled floor though-out, Pantry area, five ring LPG gas hob, fitted base and wall units, and solid hardwood work surface.

The First floor features a master bedroom and en-suite shower room, Bedroom 3 is currently used as an office space but easily repurposed as a single bedroom, whilst Bedroom 2 has front facing window and is next to the family bathroom. The converted attic space is now utilized as Bedroom 4, a light and spacious room, with Velux windows well suited to a teenager. The House has oil fired central heating throughout.

Situation

Colman House is a semi-detached brick built property situated with in 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, a shop and 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.

Utility Room 11'5" x 6'6" (3.48m x 1.98m)

Entered via a uPVC door into the utility room with separate WC Belfast sink unit and space for washing machine. Tiled flooring throughout

Sitting Room 10'6" x 14'3" (3.20m x 4.34m)



Double patio uPVC doors into the sitting room with feature log burning stove, uPVC window into utility room, radiator, laminate flooring throughout, wood glazed door to stairs for the first floor

Dining Room 11'1" x 7'8" (3.38m x 2.34m)



with uPVC window to the side, laminate flooring throughout and open plan entrance to kitchen/family room

Open Plan Kitchen family room 21'11" x 13'5" (6.68m x 4.09m)

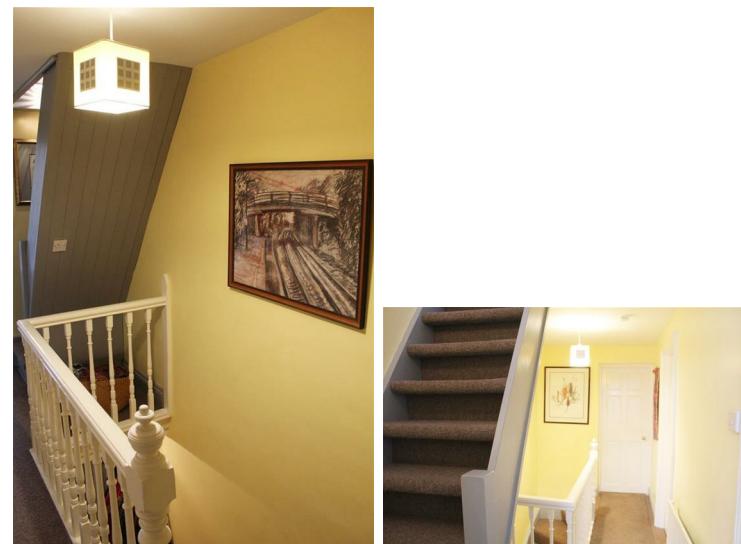


With patio doors to the external space and floor to ceiling windows this light and spacious extension offers a good sized family cooking and living space. The kitchen area has fitted base and wall units with space for dishwasher and fridge, ceramic double sink unit with chrome mixer tap, large hardwood breakfast bar. Five ring gas hob with extractor fan over, integrated double oven. 2 x Radiator, floor fan heater, with tiled flooring throughout.

Walk In Pantry 7'7" x 2'9" (2.31m x 0.84m)

Walk-in Pantry with automatic light, tiled floor and space for fridge freezer and ample shelving

First floor landing 13'4" x 5'7" (4.06m x 1.70m)



Carpeted throughout access to all first floor room and the attic room, radiator

Master bedroom 13'3" x11' (4.04m x3.35m)



With uPVC window to the side, radiator, carpeted throughout,, open doorway to en-suite facility.

En Suite 9'9" x 3'3" (2.97m x 0.99m)

With double fully tiled shower cubicle, with Redring electric shower, WC and wash hand basin with mirror over, towel rail radiator and tiled flooring throughout.

Bedroom 2 9'1 x 11'9 (2.77m x 3.58m)



With uPVC window to the fore, carpeted throughout, radiator

Bedroom 3/ Office 9'2" x 7' (2.79m x 2.13m)



With uPVC window to the side, carpeted throughout, radiator. Utilized by the current owners as an office space.

Family Bathroom 8'4" x 5'7" (2.54m x 1.70m)

With obscure uPVC window to the fore, Bath with Redring electric shower over, WC and wash hand basin with mirror over, radiator, part tiled walls and vinyl tiled flooring throughout

Attic room/Storage Space 15'10" x 15' 6" (4.83m x 4.57m 1.83m)



Accessed via a carpeted wood stair well from the landing, this good size attic room has 2 x Velux windows to the fore, plus uPVC window to the side.

This room is utilized by the current owner as an additional bedroom.

Externally



The property has the benefit of off-road parking for more than one vehicle, plus a well-established South facing garden with pretty seasonal shrubs and borders, a fish pond and patio seating area. 2 external water taps.

Sheds



There is a block built shed with electricity ideal for hobbies or even a small home business.

Services

We understand the property has the benefit of mains water, electricity, and drainage, full double glazing, oil fired central heating.

Telephone subject to B T Regulations. We are also advised there is Broadband connection to the property.

Tenure

Freehold with vacant possession upon completion.

Local Authority

Pembrokeshire County Council, County Hall, Haverfordwest, SA61 1TP. Telephone: 01437 764551
Council tax band C

Floor Plan

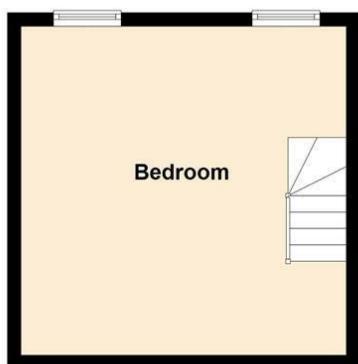
Ground Floor



First Floor



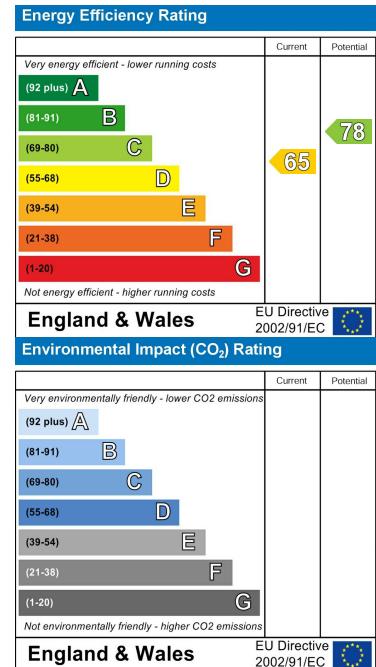
Room in Roof



Area Map



Energy Efficiency Graph



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