



Awel Y Foel , Eglwysrw, SA41 3TA

£239,950

A good sized Two Bedroom Detached Bungalow with spacious accommodation and Gardens to three sides. The property briefly comprises: Entrance Hall, Living Room, Kitchen/Diner, Utility Room, Sun Porch, Two Bedrooms and a Family Bathroom. Outside there is a larger than average Garage, 'Off Road' Parking and generous gardens.

Canopy Porch

Glazed Entrance door to:-

Hall



Radiator, doors off.

Living Room 16'10" x 12'9" (5.15 x 3.90)



Upvc double glazed window, radiator, living flame gas fire, glazed door to:-

Kitchen/Diner 20'3" x 10'3" (6.19 x 3.14)



Having a range of wall and base units, stainless steel sink unit, ceramic hob, extractor fan over, inset electric oven, tiled splash back, dual aspect Upvc window, built-in storage/pantry cupboard, radiator, loft access with pull down ladder.

Utility Room 8'5" x 3'10" (2.58 x 1.18)



Stainless steel sink unit, plumbing for automatic washing machine, wall cupboard, glazed door and window to the side.

Garage 18'2" x 12'0" (5.54 x 3.66)

Up-and-over door, glazed window. Door to:-

Sun Porch 10'0" x 4'5" (3.07 x 1.36)



Returning to the hall, doors open to:

Bedroom 1 13'2" x 10'11" (4.02 x 3.33)



Upvc double glazed window, radiator.

Bedroom 2 12'8" x 9'10" (3.88 x 3.01)



Upvc window to the side, radiator.

Bathroom



Low flush WC, bath with mixer tap shower, pedestal hand wash basin, Upvc window, towel warmer, extractor fan.

Outside

The property is set in larger than average grounds, with lawned gardens to the front and side, with a tarmac driveway and turning area leading to the garage. At the rear of the property there is a paved garden, accessed from the sun porch.

Services, etc.

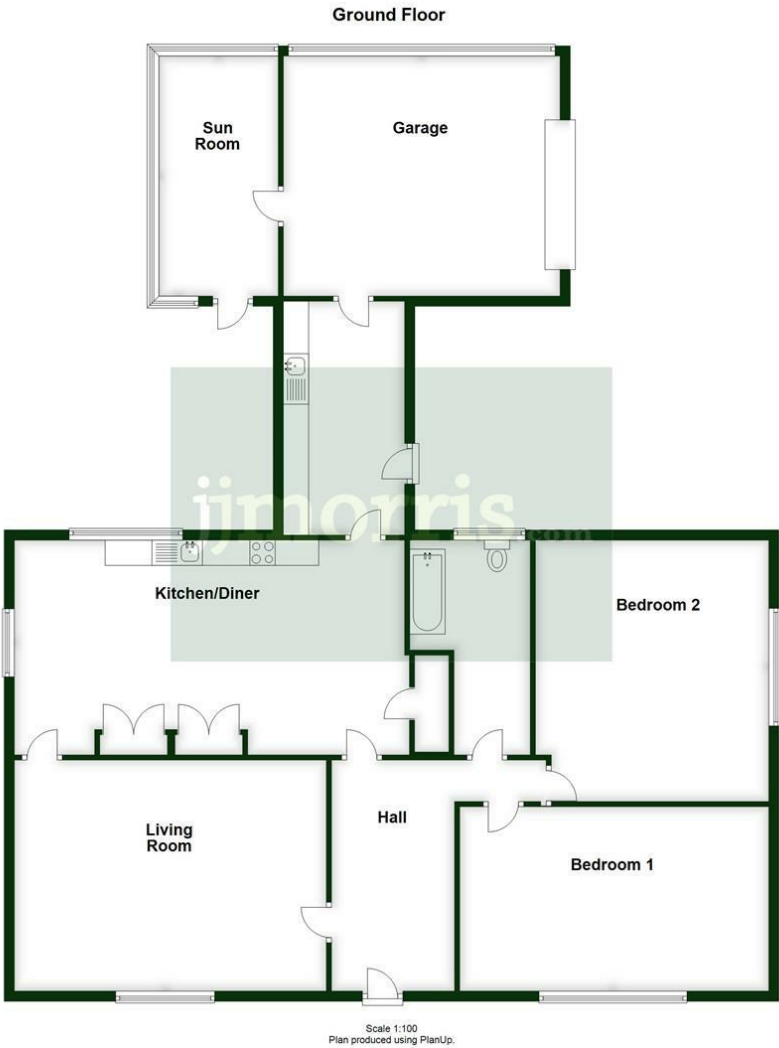
Services - Mains electricity and water. Septic tank drainage. LPG gas central heating.

Local Authority - Pembrokeshire County Council

Property Classification - Band D

Tenure - Freehold and available with vacant possession upon completion.

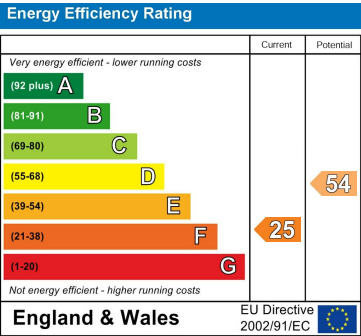
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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