

*A most pleasant 3 bedroom detached dormer bungalow, conveniently located in the north Pembrokeshire village of Crymych.*



**37 Llain Drigarn, Crymych, Pembrokeshire. SA41 3RF.**

**£195,000**

**R/4440/ID**

**\*\* Attention First Time Buyers! \*\* Most pleasant 3 bedroom detached dormer bungalow \*\* Located in the popular North Pembrokeshire village of Crymych \*\* Convenient level walking distance to all village amenities \*\* Generous, low maintenance garden \*\* Off-road private parking for 2 cars \*\* Double glazing throughout \*\* Oil fired central heating \*\***

The property comprises of - Ground Floor : Front Porch, Lounge, Shower Room, Kitchen/Dining Room, Conservatory, Downstairs Bedroom. First Floor : 2 double bedrooms.

The property is situated in the heart of the village of Crymych, a central position within Pembrokeshire, with excellent links to Ceredigion and Carmarthenshire nearby. Crymych is an important strategic area of Pembrokeshire being one of the main serviced villages and includes, filling station, shops and a renowned comprehensive school, excellent recreational facilities, places of worship, chemist, butchers, cafes, bars, a mixed use industrial estate, as well as fantastic public transport connectivity.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GROUND FLOOR

### Front Porch

4' 5" x 3' 9" (1.35m x 1.14m) with half glazed uPVC door, laminate flooring, into -



### Lounge

13' 2" x 15' 2" (4.01m x 4.62m) with double glazed window to front, 2 central heating radiators, ornate mock fireplace surround on raised hearth, 5' glazed double doors to kitchen/dining room.



### Wet Room

5' 0" x 6' 5" (1.52m x 1.96m) with walk-in shower with Mira electric shower above, low level flush WC, pedestal wash-hand basin, tiled walls, heated towel rail, built in cupboard housing central heating radiator.



### Kitchen/Dining Room

8' 3" x 21' 3" (2.51m x 6.48m) with a range of fitted base and wall cupboard units, Formica working surfaces above, Parkinson Cowan electric oven with 4 ring gas hob above, extractor hood, inset single stainless steel drainer sink, 2

central heating radiators, half glazed uPVC door to rear, double glazed window, 5' opening into the -



### Conservatory

10' 7" x 10' 7" (3.23m x 3.23m) of dwarf wall construction with uPVC double glazed surround, central heating radiator, polycarbonate roof.



### Downstairs Bedroom 1

8' 3" x 8' 2" (2.51m x 2.49m) with double glazed window to front, central heating radiator.



## FIRST FLOOR

### Double Bedroom 2

9' 6" x 15' 7" (2.90m x 4.75m) with Velux windows to both sides, central heating radiator.



### Double Bedroom 3

8' 3" x 15' 7" (2.51m x 4.75m) again with Velux window to both sides, central heating radiator.



## EXTERNAL

The property is approached via an adopted state road with private parking for 2 vehicles. The property benefits from a generous, low maintenance plot with useful outbuilding and patio area laid to slabs.





## MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

### Services

The property benefits from mains water, electricity and drainage, oil fired central heating.

Council Tax Band : C (Pembrokeshire County Council)

Tenure : Freehold





### Directions

Travelling southbound from Cardigan into the village of Crymych. As you travel into the village continuing towards Preseli school, you will see the Police station on the left hand side and the school thereafter. Immediately opposite this is a right hand junction. Turn right onto Llain Drigarn, continue on the adopted estate road. Take the first left and junction and follow the road for approximately 50 yards and it will be the third detached bungalow on your left hand side as identified by the Agents 'For Sale' board.

For further information or to arrange a viewing on this property please contact :

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



Regulated by

**RICS**<sup>®</sup>

