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RICS



Since 1989

A most delightful 3 bedroom detached bungalow with integral garage. Located in the popular village of Blaenffos, near Crymych, Pembrokeshire.



3 Erw Wen, Blaenffos, Boncath, Pembrokeshire. SA37 0HW.

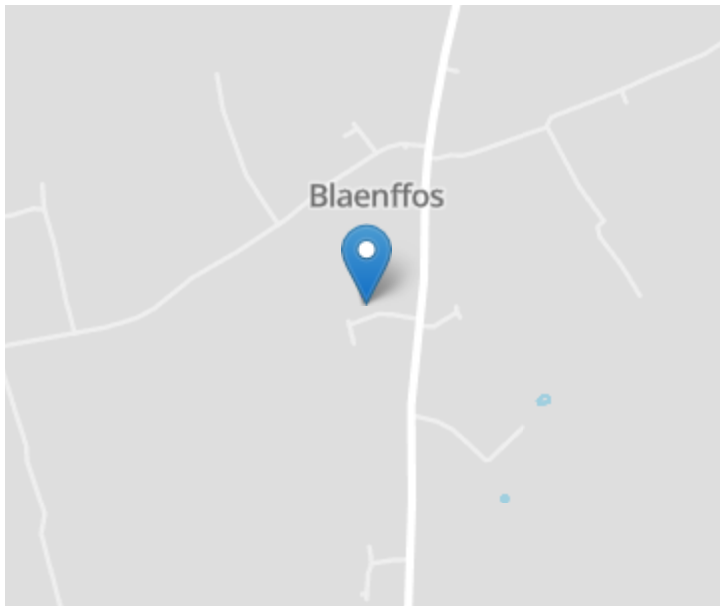
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£269,950

**** A most comfortable 3 bedroom detached bungalow ** Located in the popular semi-rural location village of Blaenffos, near Crymych ** Level walking distance to all village amenities ** Spacious accommodation ** Pleasant front and rear gardens ** Integral garage ** Double glazing and gas fired central heating ****

Accommodation provides - entrance hall, lounge/dining room, kitchen/breakfast room, utility room, 2 double bedrooms and 1 single bedroom, shower room, attached single garage.

Property is located in the semi-rural location of Blaenffos within a private cul-de-sac of similar style bungalows. The property is within walking distance of all village amenities. Blaenffos lies along the main A478 road which runs from Cardigan on the Teifi Estuary to the north and the village of Crymych to the south. Property is approximately a 15 minute drive from the renowned Pembrokeshire coastline.



GENERAL

The property comprises of a detached bungalow residence of cavity wall construction under a slate roof believed to have been built in the 1990's. The property is in need of some cosmetic upgrading.

THE ACCOMMODATION

Entrance Hall

Via glazed hardwood door, central heating radiator.



Through Lounge/Dining Room

23' 4" x 15' 5" (7.11m x 4.70m). Room divided by a chimney breast with a stone feature fireplace, 3 front aspect windows and 3 central heating radiators.





Rear Kitchen/Breakfast Room

14' 2" x 10' 1" (4.32m x 3.07m) with a basic range of floor and wall units with Formica working surfaces, stainless steel single drainer sink unit, mixer taps, Hotpoint double oven, ceramic hob unit with cooker hood and part tiled walls.



Side Utility Room

8' 0" x 7' 3" (2.44m x 2.21m) with tiled floor, stainless steel single drainer sink unit, hot and cold appliance space for automatic washing machine and built in airing cupboard with central heating radiator. Rear exterior door.



Inner Hallway

7' 3" x 6' 8" (2.21m x 2.03m) with hatch to loft space.

Front Double Bedroom 1

12' 2" x 11' 7" (3.71m x 3.53m) with one wall having a range of fitted wardrobes, central heating radiator and 2 front aspect windows.



Rear Study/Bedroom3

9' 7" x 8' 1" (2.92m x 2.46m) with central heating radiator and rear aspect window.



Rear Double Bedroom 2

12' 0" x 10' 2" (3.66m x 3.10m) with central heating radiator and 2 rear aspect windows.



Cloak Room/WC

With low level flush toilet and pedestal wash-hand basin.





Shower Room

A white suite comprising of a double sized shower cubicle with electric shower above, low level flush WC, pedestal wash-hand basin, stainless steel heated towel rail.



Attached Single Garage

18' 0" x 10' 0" (5.49m x 3.05m) with automatic up and over door, power connected.



EXTERNALLY

Front Driveway

With parking and leads onto the garage. A pleasant, good sized deep lawned forecourt with flower and shrub borders and central circular flower border. Paths surround the residence.





To the Rear

A pleasant rear garden mostly laid to lawn with an aluminium greenhouse and fruit and vegetable cage. There are disabled pathways giving access to the rear exterior door.



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


We are advised that the property benefits from mains water, electricity and drainage. LPG gas fired central heating and double glazing throughout.

Tenure : Freehold

Council Tax Band : D (Pembrokeshire County Council)

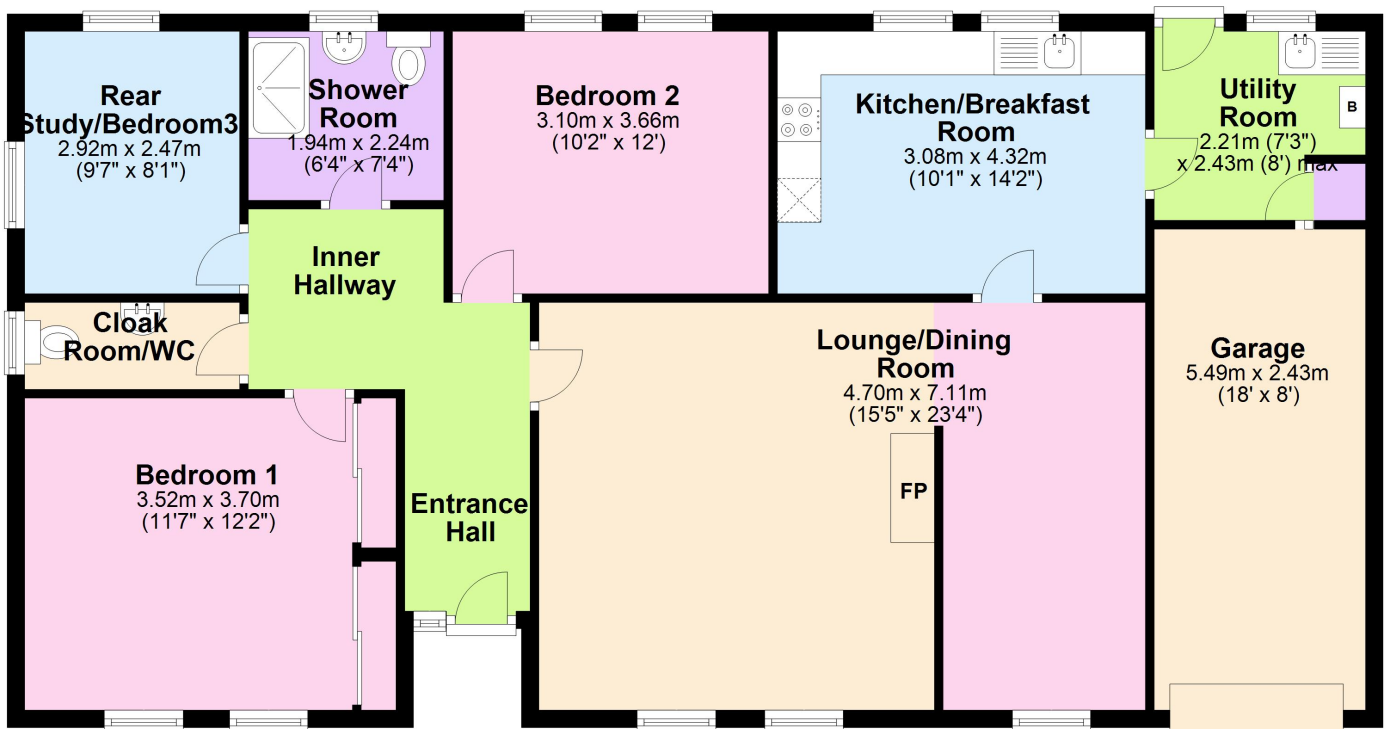
Directions

From Crymych travel north on the main A478 towards Cardigan. Follow the road for approximately 3 miles until you reach the village of Blaenffos. Continue through the village until you see the Post Office on your left and side and the entrance to Erw Wen estate is immediately after on the left. The property will be the 3rd property on the right hand side as identified by the Agents 'For Sale' board.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 118.6 sq. metres (1276.3 sq. feet)



Total area: approx. 118.6 sq. metres (1276.3 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

3 Erw Wen, Blaenffos, BONCATH