

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



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

£185,000

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.



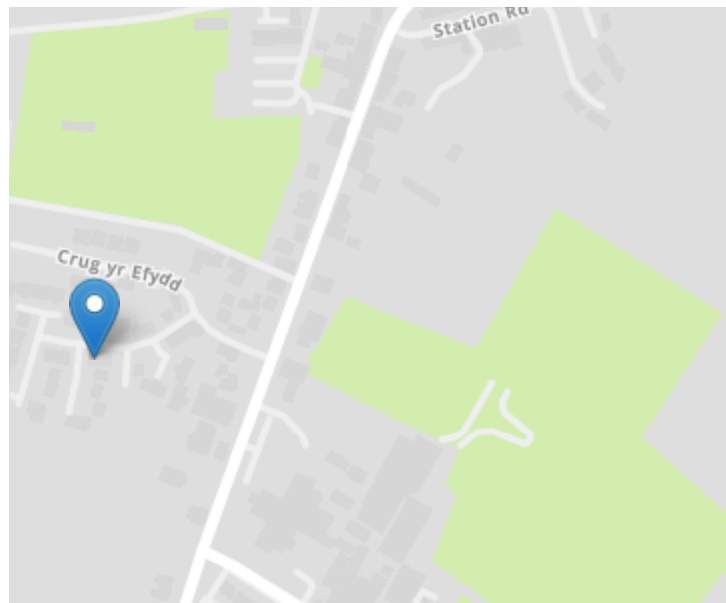
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GROUND FLOOR

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

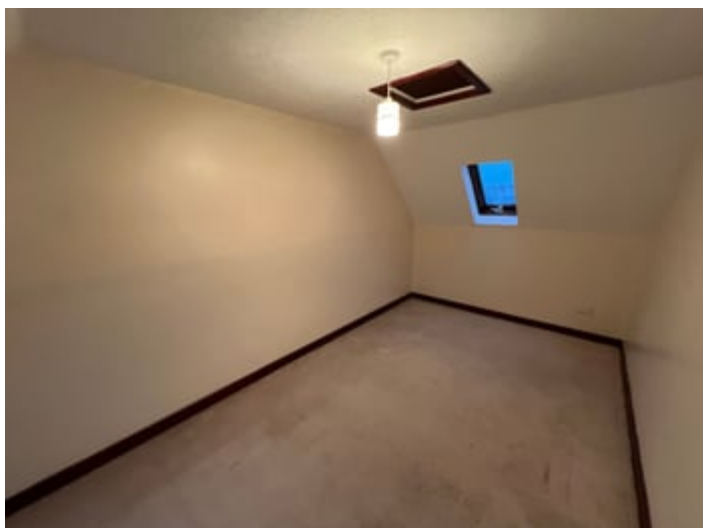
8' 3" x 8' 2" (2.51m x 2.49m) with double glazed window to front, central heating radiator.



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.

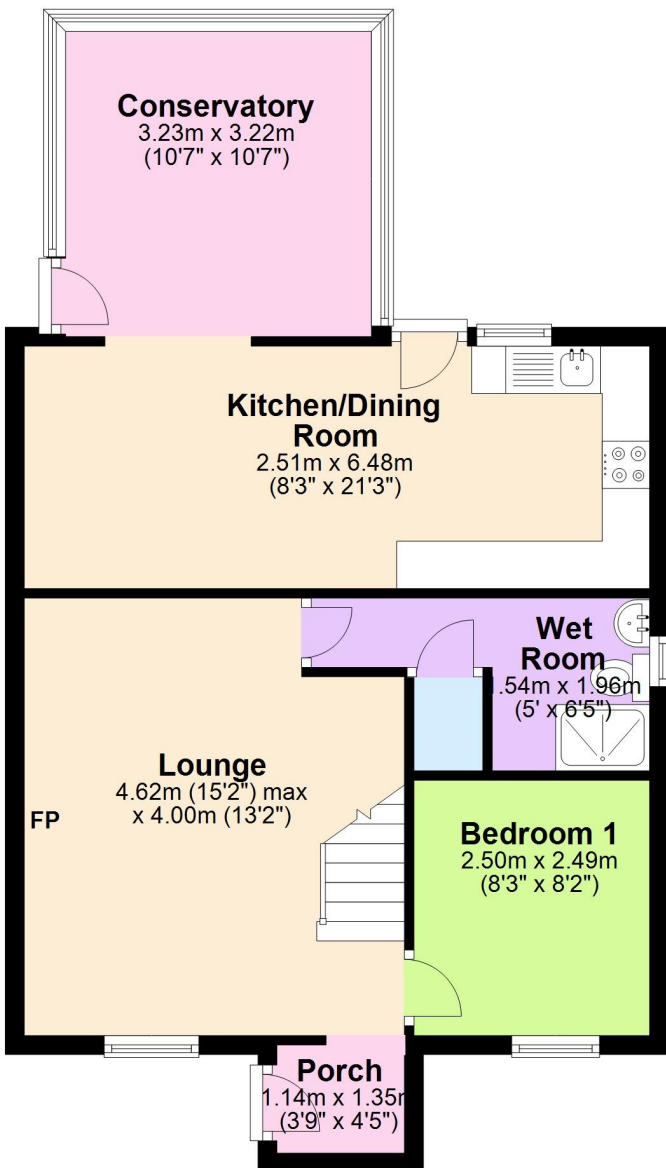
Services

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

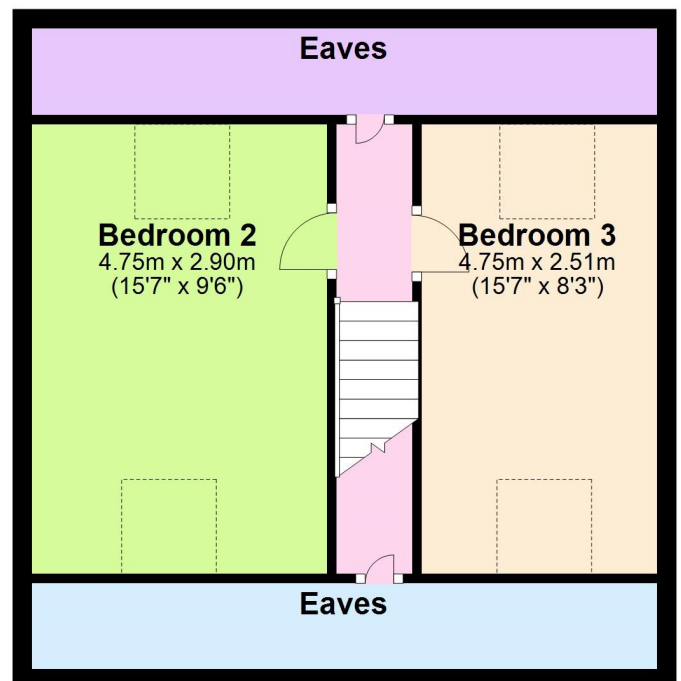
Council Tax Band : C (Pembrokeshire County Council)

Tenure : Freehold

Ground Floor



First Floor



Total area: approx. 109.0 sq. metres (1173.0 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.

37 Llain Drigarn, CRYMYCH

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G great data and voice

EPC Rating: D (62)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No


Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this beautiful property, contact us:

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