



The Old Mill, Cwmeog Farm, Felindre – SA41 3UX

Crymych

£199,950



The Old Mill, Cwmeog Farm

Felindre, Crymych

The Old Mill at Cwmeog Farm offers a charming retreat for those seeking a tranquil lifestyle. This delightful detached cottage features one well-appointed bedroom, making it an ideal choice for individuals or couples looking for a peaceful escape. The property is steeped in character, showcasing traditional features that blend seamlessly with modern comforts. Surrounded by lush greenery and stunning landscapes, residents can enjoy the beauty of nature right at their doorstep. The Old Mill is perfect for those who appreciate the serenity of rural living while still being within reach of local amenities.

Council Tax band: TBD

Tenure: Freehold

- Nestled in the picturesque countryside of Felindre, Crymych.
- The Old Mill at Cwmeog Farm offers a charming retreat for those seeking a tranquil lifestyle.
- Surrounded by lush greenery and stunning landscapes.
- This delightful detached cottage features one well-appointed bedroom.
- The property is steeped in character and showcasing traditional features.





Living Room

Exposed beams, uPVC double glazed window, radiators, tiled flooring, log burner with slate hearth

Kitchen

Having a range of wall and base units with complimentary worktop surfaces, 1.5 inset stainless steel sink and drainer unit, plumbing for dishwasher, built-in oven and gas counter top hob with extractor fan over, Velux windows, double glazed wooden windows, exposed beams, part tiled walls, wood effect flooring, radiator, built-in storage.

Bedroom

Stairs rising to the first floor, understairs storage, exposed beams, double glazed wooden window, radiator, door to:-

Shower Room

Low flush WC, pedestal hand wash basin, walk-in shower with fitted shower and Aqua panel walls, part tiled walls, tiled flooring, wooden window, exposed beams.

Externally

The property is approached via a gravel driveway with ample off-road parking for several vehicles and turning area, lawned area to the side and rear surrounded with mature shrubs, bushes and trees.

Utilities & Services

Heating Source: Gas central heating. Services: Electric: Mains Water: Mains Water currently connected to the main farm house. Will have to be put onto a separate meter. Drainage: Private Drainage Septic Tank Tenure: Freehold and available with vacant possession upon completion. Local Authority: Pembrokeshire County Council Council Tax: tbc What3Words: [///streamers.simply.rescuer](https://www.what3words.com/streamers.simply.rescuer)



Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

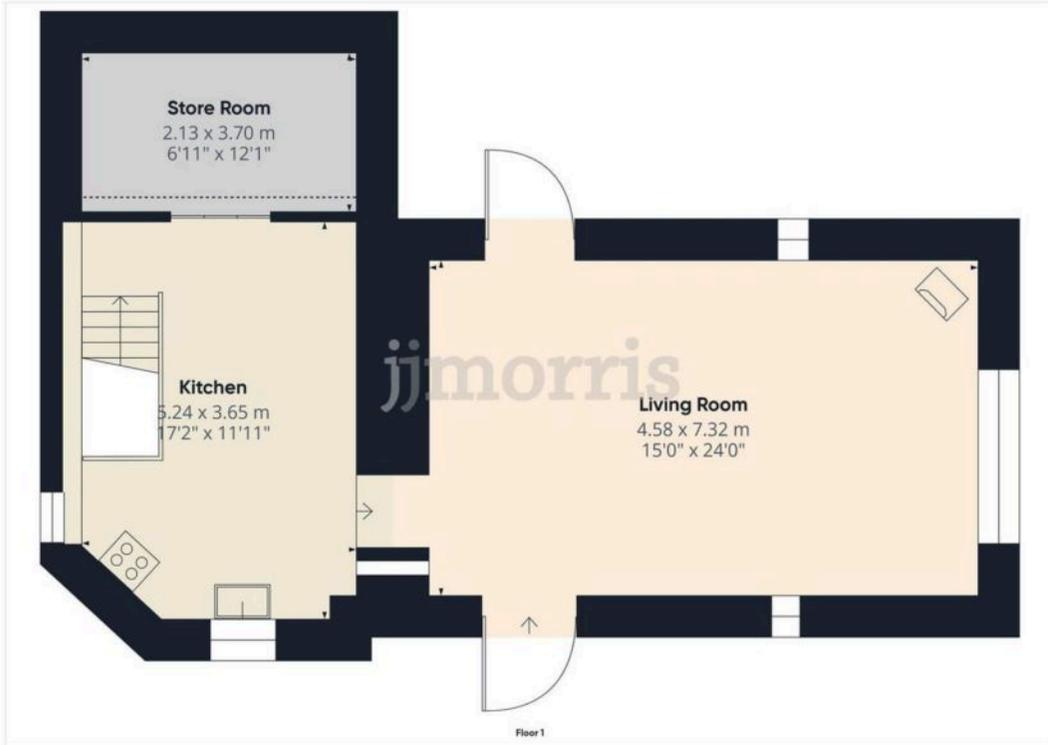
According to the Ofcom website, this property has both standard broadband available, with speeds up to 1mbps upload and 3mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor Three - Good outdoor, variable indoor O2 - Good outdoor Vodafone. - Variable outdoor Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.









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