



Dyffryn Villa, Crymych – SA41 3RR

£275,000 Freehold

A three bedroom detached house situated along a countryside road, just a short distance from Crymych. The property briefly comprises: Hallway, Living Room, Kitchen/Dining Room, Utility Room, WC. To the first floor there is a Landing, Bedroom One, Bedroom Two and Bedroom Three.. Externally, the property is set on a generous plot, with lawned gardens to front and to the rear and with plenty of parking.

Council Tax band: E

Tenure: Freehold



Situation

Crymych is a well-regarded village in north Pembrokeshire, offering a strong sense of community alongside everyday conveniences. The village benefits from a primary school, local shops, café, public houses, and leisure facilities, making it ideal for both families and those seeking a quieter pace of life. Surrounded by attractive countryside, Crymych provides excellent access to walking, cycling, and outdoor pursuits, while the nearby Preseli Hills offer outstanding natural scenery. The village is well positioned for access to the wider county, with good road links to Cardigan, Fishguard, and the Pembrokeshire coastline, as well as a local railway station providing connections along the West Wales line.

Hallway

Stairs rising off to the first floor, coved ceiling, fuse box, radiator, doors to:-

Living Room

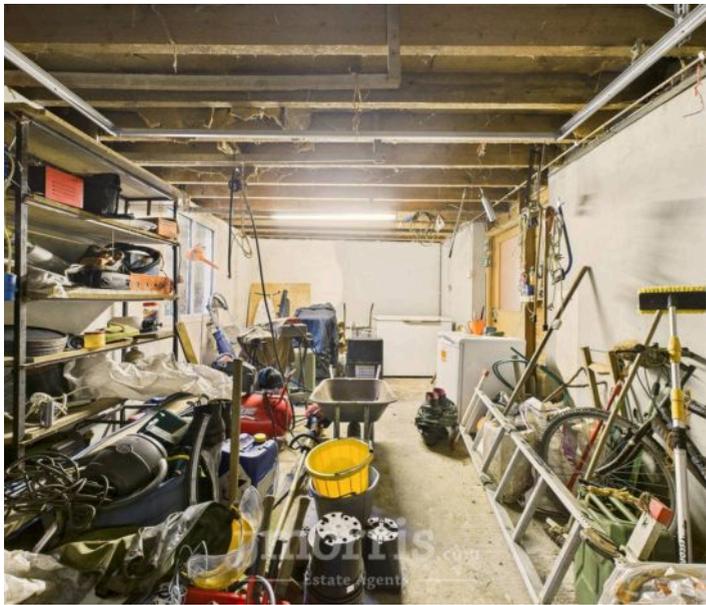
Coal effect gas fire with feature surround, uPVC double glazed windows, radiators, coved ceiling, doors to:-

Kitchen/Dining Room

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer unit, coal effect gas fire with feature surround, uPVC double glazed windows, radiators, coved ceiling, under stairs storage, part tiled walls, tiled flooring, doors to:-

Rear Entrance

uPVC double glazed windows, wooden panel ceiling, part



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Landing

uPVC double glazed windows, loft access, built-in airing cupboard with radiator, coved ceiling.

Bedroom One

uPVC double glazed window, radiator, coved ceiling.

Bedroom Two

uPVC double glazed windows, radiator, coved ceiling.

Bedroom Three

uPVC double glazed window, radiator, coved ceiling.

Bathroom

Low flush WC, pedestal hand wash basin, heated towel rail, bath, coved ceiling, part tiled walls, uPVC double glazed window.



GARDEN

The property is approached via a gated entrance with a tarmac driveway providing off-road parking for several vehicles and access to the garage. The front garden features a dwarf wall, mature hedging and a lawn with shrubs. Paved pathways on either side of the property lead to the rear garden where there is a lawned area with mature shrubs, bushes and trees, along with a greenhouse, Calor gas tank and hedge and dwarf wall boundaries.



You can include any text here. The text can be modified upon generating your brochure.