



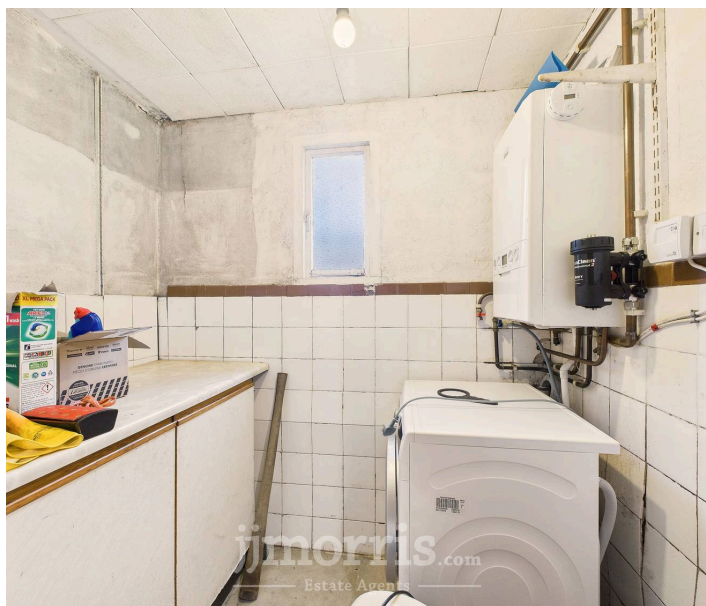
Dyffryn Villa, Crymych – SA41 3RR

£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

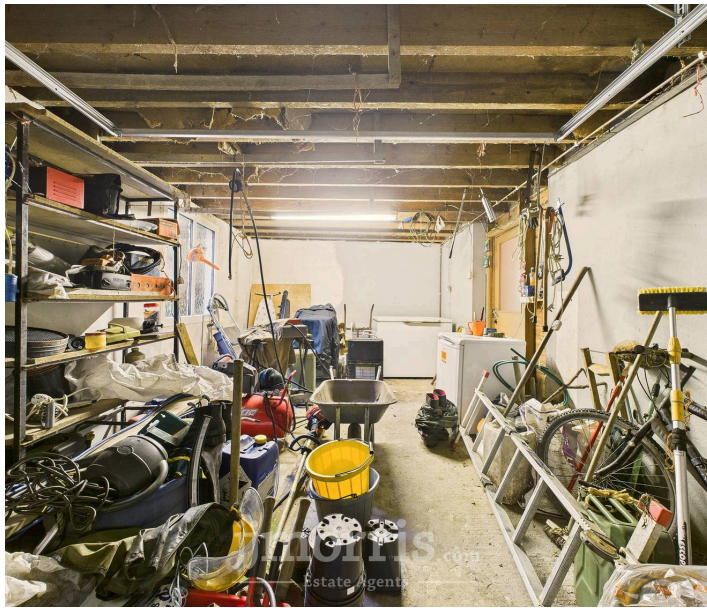
Stairs rising off to the first floor, coved ceiling, fuse box, radiator, doors to:-

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 tiled walls, tiled floor, door to:-

Utility

Base units with complimentary worktop surface, plumbing for washing machine, Ideal boiler, wooden single glazed window, part tiled walls.

WC

Low flush WC, wooden single glazed window.

Garage

uPVC double glazed window, electric garage door.

FIRST FLOOR

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.





Utilities and Services

Heating Source: Services: Electric: Water: Drainage:
Local Authority: Pembrokeshire County Council
Council Tax: Band E Tenure: Freehold and available
with vacant possession upon completion. What Three
Words: ///channel.excavated.asking

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 and ultrafast broadband available, with speeds up to Standard 1mbps upload and 12mbps download and Ultrafast 220mbps upload and 1800mbps 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

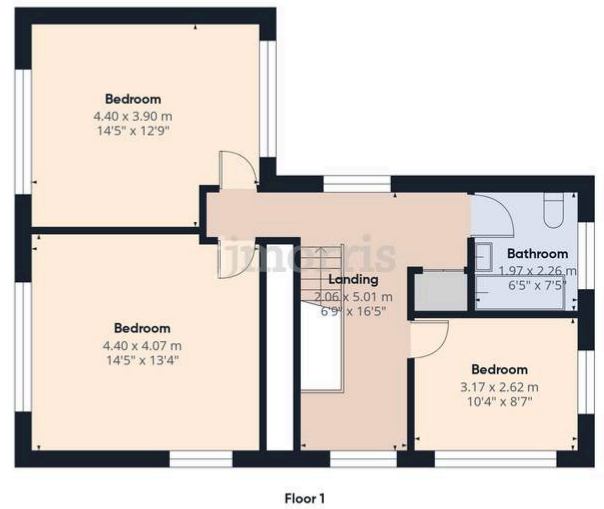
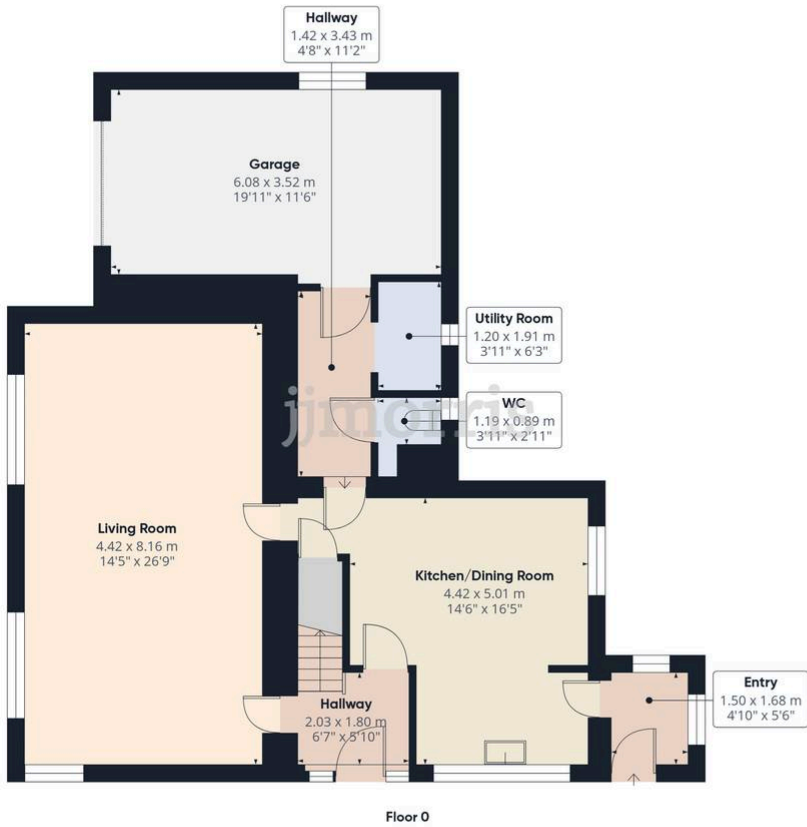
The Ofcom website states that the property has the following mobile coverage EE Variable outdoor Three Variable outdoor O2 Good outdoor Vodafone. Variable outdoor Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. 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

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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.