



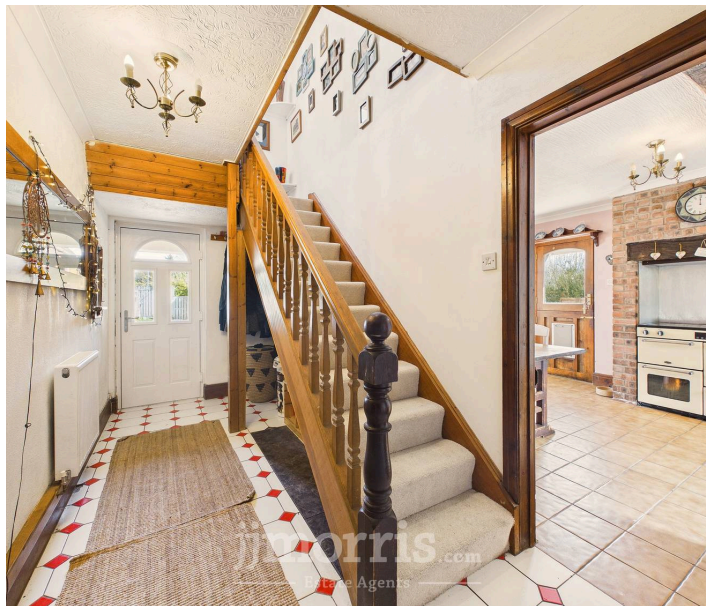
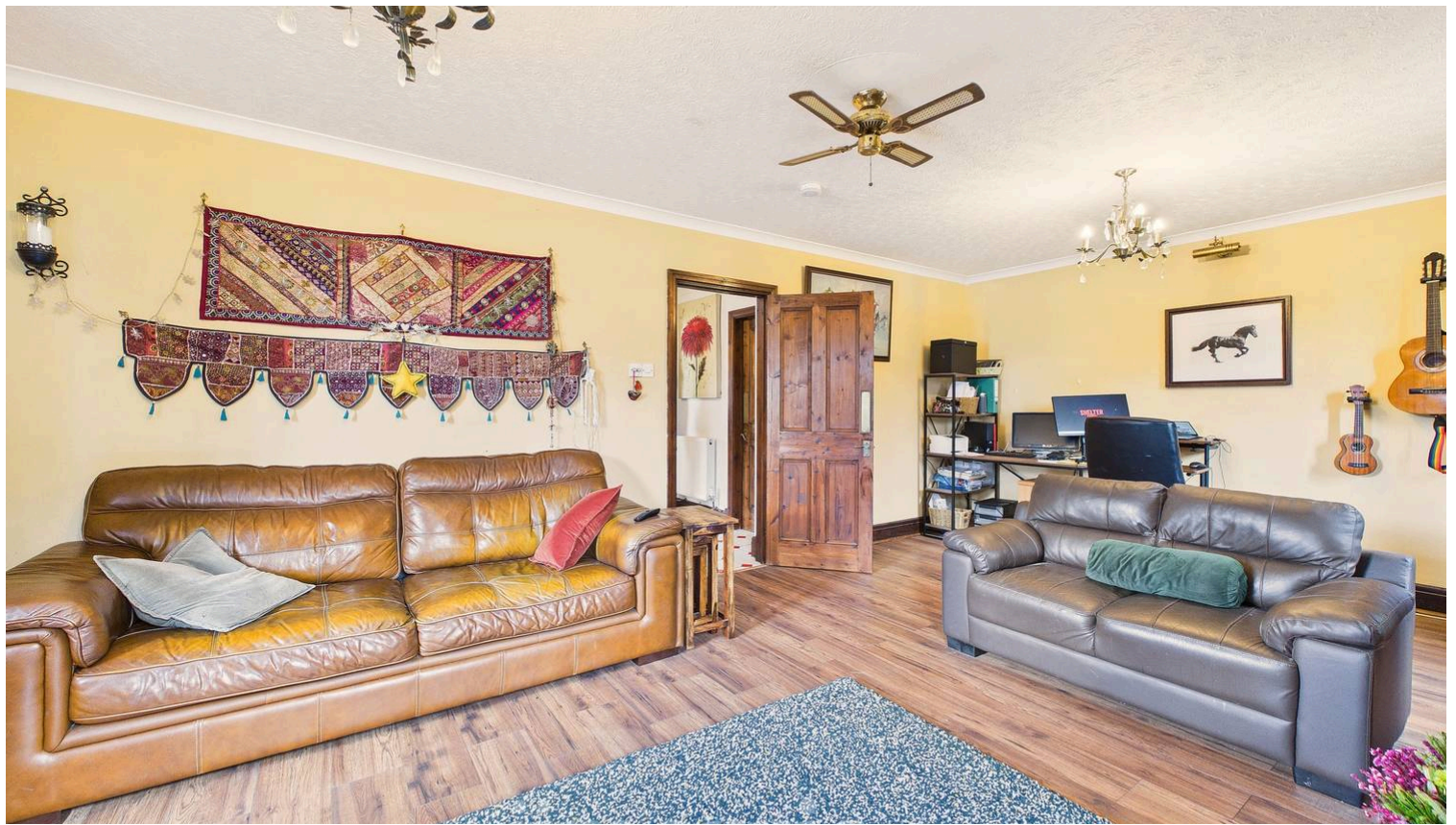
## Ty Ebrill, Crymych – SA41 3RJ

£375,000 Freehold

An exciting opportunity to acquire a four bedroom detached house with a self contained studio annexe, with the added benefit of planning consent to convert a former shop premises into **ancillary accommodation**. The main house comprises: hall, living room, kitchen, bathroom, to the first floor there are four bedrooms and a further bathroom. The detached, former shop currently has accommodation on the first floor, but the planning consent allows for the building to fully converted into residential, providing an opportunity for an annexe etc.

Council Tax band: E

Tenure: Freehold. EPC Rating A



## MAIN HOUSE

### Hallway

uPVC double glazed door, tiled floor, radiator, coved ceiling, doors to:-

### Living Room

Wood effect laminate flooring, radiators, timber frame double glazed windows, fireplace, coved ceiling.

### Kitchen

Having a range of wall and base units, Belfast sink, tiled floor, coved ceiling, timber framed double glazed window, stable door to rear garden.

### WC

Hand was basin, WC, electric shower, tiled floor and walls, radiator, double glazed window.

### Landing

Timber frame double glazed window, radiator, coved ceiling, loft hatch, doors to:-

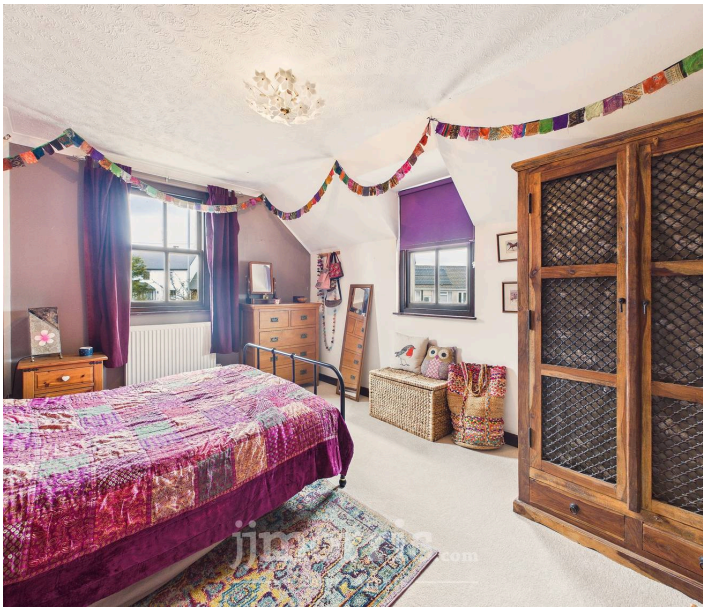
### Bedroom One

Radiator, timber frame double glazed window, coved ceiling.

### Bedroom Two

Radiator, timber frame double glazed window, coved ceiling.





### Bedroom Three

Radiator, timber frame double glazed window, coved ceiling.

### Bedroom Four

Radiator, timber frame double glazed window, coved ceiling.

### Bathroom

Hand wash basin, bath with shower over, WC, tiled floor and walls, timber frame double glazed window, coved ceiling.

### FLAT

### Entrance

uPVC glazed door, wood effect laminate flooring, radiator, stairs to:-

### Studio

Wood effect laminate flooring, radiators, double glazed Velux windows, stainless steel sink with storage units under, door to:-

### Bathroom

Hand wash basin, WC, bath with shower over, wood effect laminate flooring, double glazed Velux window, part tiled walls, radiator.





## SHOP

### Main Floor

Timber frame double glazed windows and double doors opening from the front, glazed timber rear door, wood burner on slate hearth, radiator, uPVC double glazed doors to:-

### Conservatory

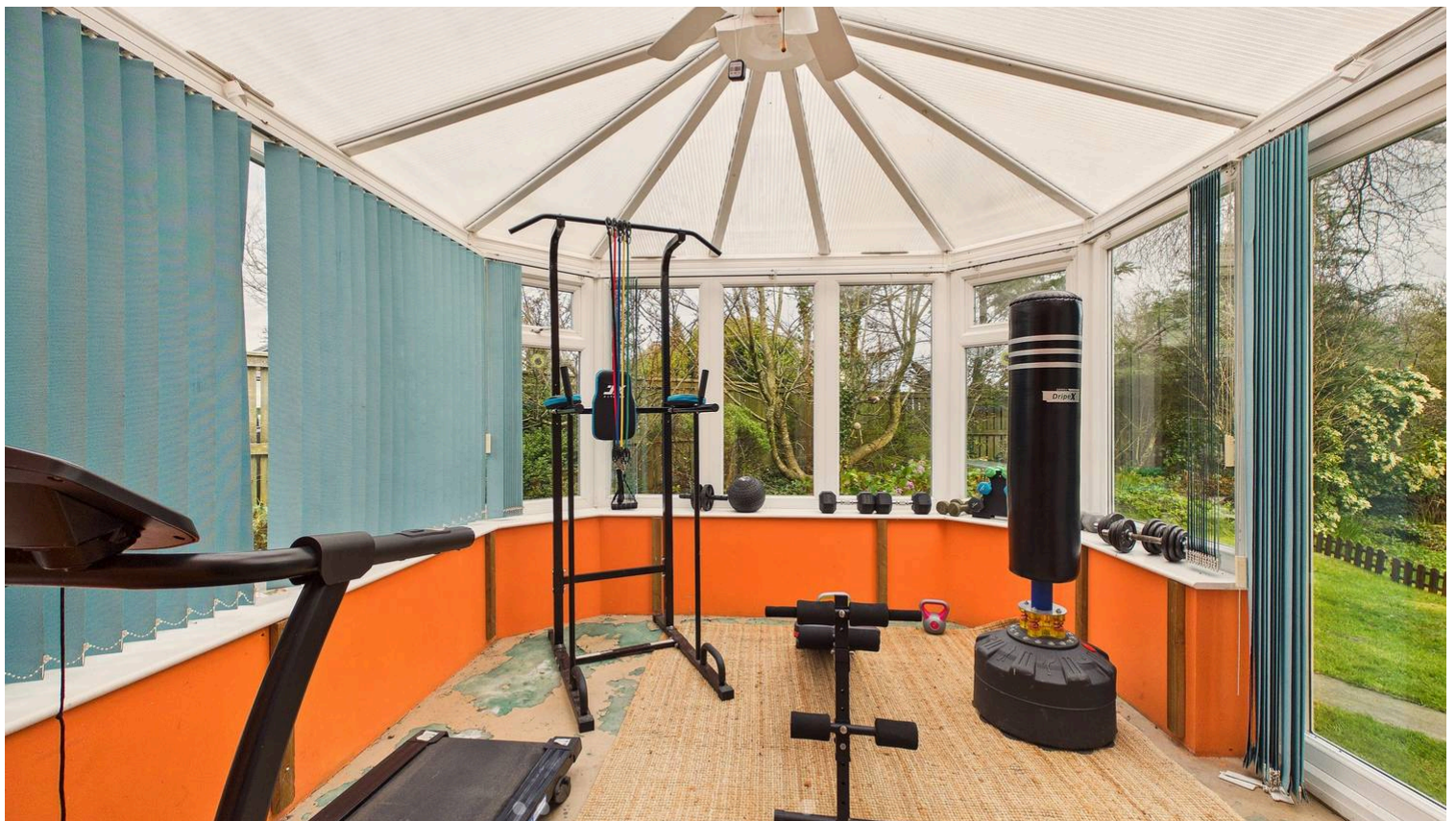
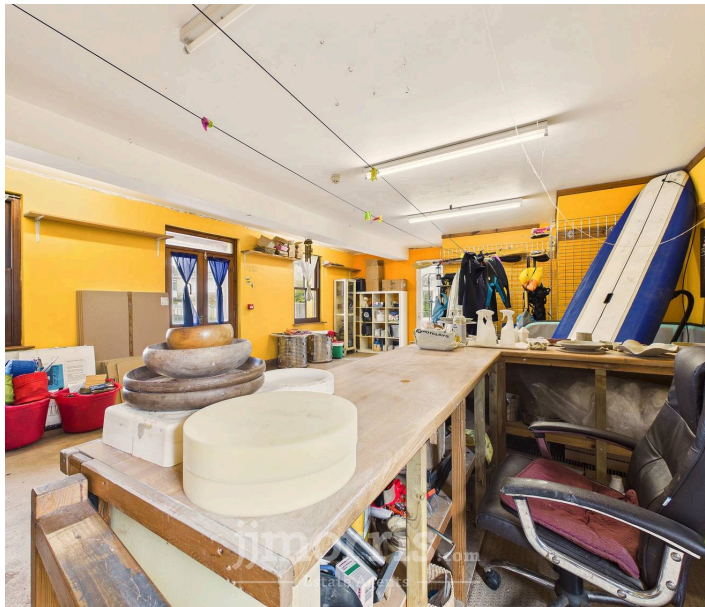
uPVC double glazed windows, uPVC double glazed door to rear garden, polycarbonate roof.

### Planning Permission

Date of application: 14-Jan-2026 Application Number: 25/0848/PA Change of use of disused shop with ancillary accommodation above to ancillary accommodation unit - Ty Ebrill, Clares Shop, A478 Crymych, Crymych, SA41 3RJ

### Utilities and Services

Heating Source: Air Source Heat Pump and Solar Panels  
Services: Electric: Mains Water: Mains Drainage: Mains  
Tenure: Freehold and available with vacant possession upon completion. Local Authority: Pembrokeshire County Council Council Tax: Band E What3Words: [///cobras.whirlwind.amended](https://www.what3words.com/cobras.whirlwind.amended)





### **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 superfast broadband available, with speeds up to Standard 1mbps upload and 17mbps download and Superfast 20mbps upload and 80mbps 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 O2 - Poor to none 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.



## GARDEN

To the front there is a gated driveway with parking for several vehicles. There is a private garden to the rear of the house with decking and patio areas. There is also a private garden for the studio flat.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

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