



## Pantyffynnon, Tegryn – SA35 0BN

£560,000 Freehold

A rare opportunity to acquire a charming three bedroom Welsh long cottage, set within a picturesque seven acre smallholding. This delightful property blends traditional character with comfortable living, featuring spacious and versatile accommodation throughout. The welcoming entrance leads into a light-filled living area with exposed beams and a feature fireplace (ideal for cosy evenings). The well-appointed kitchen offers ample storage and workspace, while the adjoining dining area provides an inviting space for family meals or entertaining guests. Each of the three bedrooms is generously proportioned, with pleasant views over the surrounding countryside. The property also benefits from a modern family bathroom and additional utility space, ensuring practicality for everyday living.

Council Tax band: E

Tenure: Freehold



### Description continued

Outside, the property sits in an enviable position with extensive grounds extending to approximately seven acres. Lawned areas to the front and rear provide attractive spaces for relaxation and outdoor activities, while the ample parking ensures convenience for residents and visitors alike. Equestrian enthusiasts will appreciate the three well-maintained stables and a traditional cow shed, offering excellent facilities for horses or livestock. The land itself is ideal for grazing, hobby farming, or simply enjoying the peace and privacy of a rural lifestyle. Mature trees and established boundaries enhance the sense of seclusion, yet the property remains accessible to local amenities and transport links. This unique smallholding presents an outstanding lifestyle opportunity in a sought-after part of Wales.

### Entrance

uPVC glazed door, tiled floor, uPVC double glazed window, radiator, coved ceiling.

### Hallway

Tiled floor, coved ceiling, radiator, door to garage and door to:-

### Bedroom One

Built-in wardrobe, radiator, uPVC double glazed window, coved ceiling.



### **Bedroom Two**

Radiator, uPVC double glazed windows, coved ceiling.

### **Bedroom Three**

Radiator, uPVC double glazed windows.

### **Bathroom**

Hand wash basin, shower, WC, uPVC double glazed window, tiled floor, part tiled walls, coved ceiling.

### **Inner Hallway**

Tiled floor, storage cupboard, airing cupboard, coved ceiling.

### **Bathroom**

Bath, hand wash basin, WC, tiled floor, part tiled walls, uPVC double glazed window, coved ceiling.

### **Kitchen**

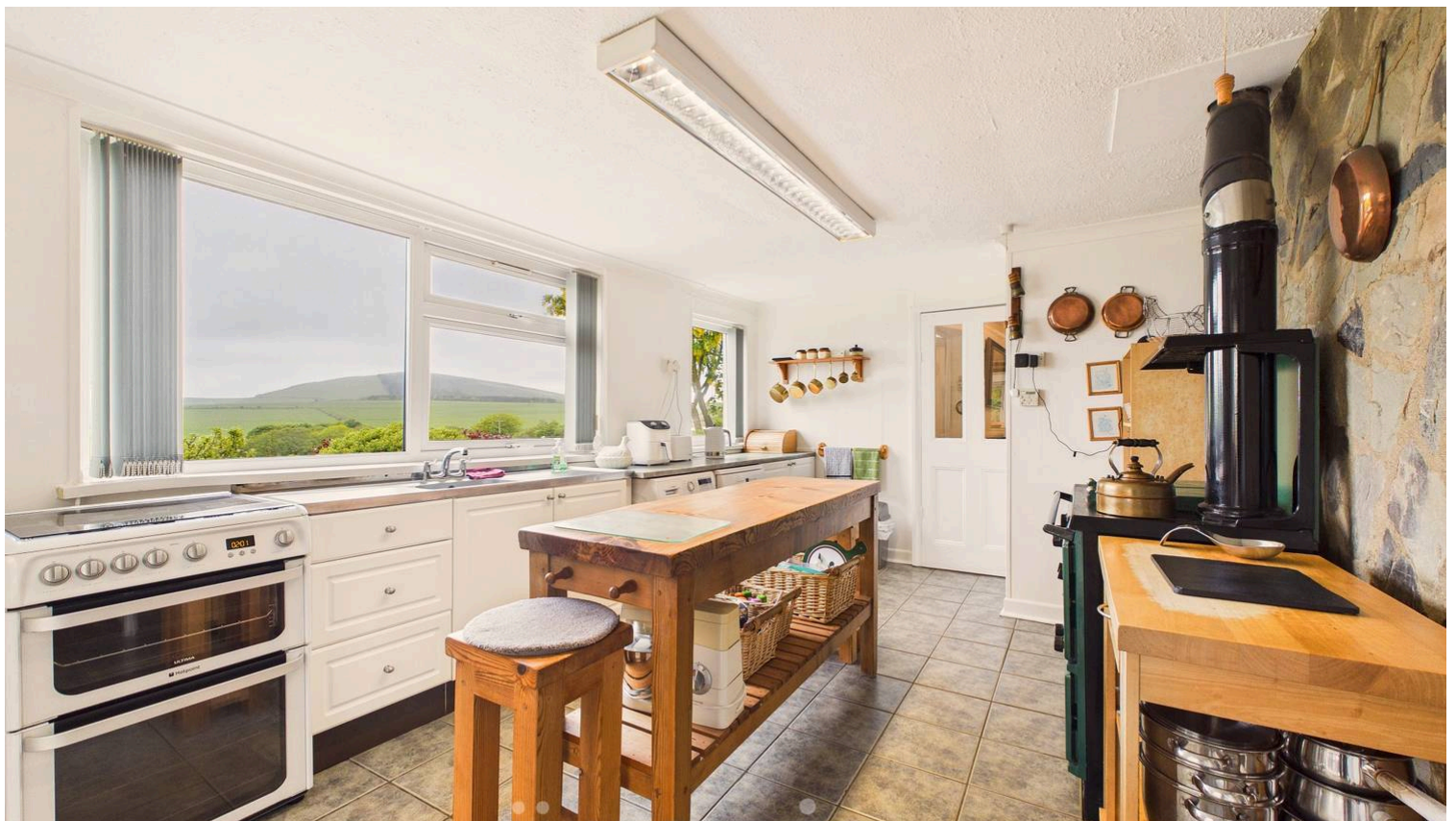
Having a range of base units with worktop surface, stainless steel sink unit with mixer tap over, Stanley range cooker, tiled floor, uPVC double glazed windows, coved ceiling, glazed double doors opening to:-

### **Sun Room**

Tiled floor, radiator, uPVC double glazed windows and door to rear garden, polycarbonate roof.

### **Living Room**

Electric fire, wood effect flooring, uPVC double glazed windows, radiators, loft hatch.





### Utilities and Services

Heating Source: Oil-fired central heating. Services: Electric: Mains Water: Mains Drainage: Septic Tank Tenure: Freehold and available with vacant possession upon completion Local Authority: Pembrokeshire County Council Council Tax: Band E What3Words: [///jotting.haggis.encode](http://jotting.haggis.encode)

### 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 standard broadband available, with speeds up to 0.5mbps upload and 4mbps 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.

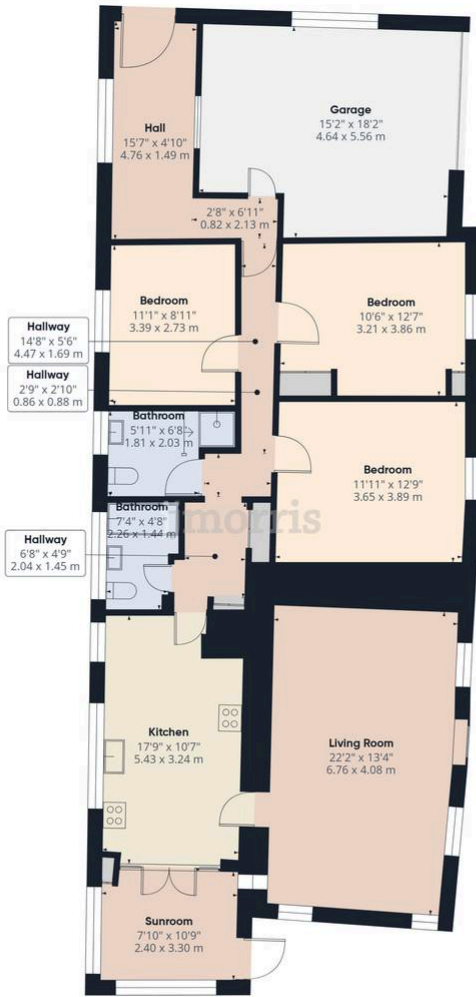
### **Mobile Phone Coverage**

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor and indoor Three - Good outdoor O2 - Good outdoor Vodafone. - Good 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.

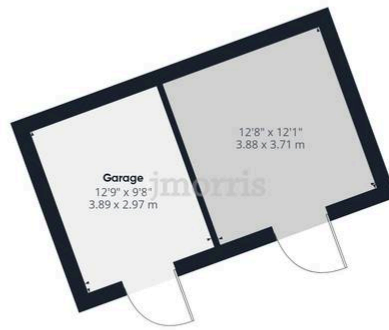


## GARDEN

Lawned areas to the front and rear, ample parking, 3 stables, cow shed, 7 acres of land.



Floor 0 Building 1



Floor 0 Building 2

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

