



For Identification Only

# Spring Meadows, Gower Villa Lane, Clynderwen, SA66 7NL

Offers in Region of £475,000

Contact Narberth Office



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## Spring Meadows, Gower Villa Lane

Clynderwen

An opportunity to acquire this 11.61 acre smallholding, situated in a lovely secluded location just outside the popular village of Clynderwen, set down a shared private track, with no immediate neighbours in sight. The dwelling itself comprises a detached 4 bedroom bungalow with spacious living areas, requiring some modernising, but offering lots of potential. The bungalow is surrounded by its own grounds and land with a gated entrance and driveway providing ample off road parking space. There are gardens to its rear and side, plus useful outbuildings to include an agricultural barn, used for internal stables and general farming storage, plus dog kennels and an old caravan. The land is level and offers a mix of grazing and woodland. Altogether this is a good opportunity for those wanting to live in a countryside position with excellent privacy, who are prepared to do some modernising work and turn this smallholding into their dream home.



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**Situation**

The property is situated half a mile down a shared private track, within the village of Clynderwen, which has a good basic range of local amenities to include a pharmacy, village shop, farmers CCF etc and train station. The near by town of Narberth is only 3 miles distant, approximately, and offers a wide range of shops and services.

**Accommodation**

Glazed front door opens into:

**Porch**

Quarry tiled floor, doors open to:

**Office**

Double glazed window to front, radiator.

**Hallway**

Radiator, built in storage cupboards, stairs rise up to loft, walk-in airing cupboard, doors open to:

**Kitchen / Diner**

Double glazed window to rear and side, fitted range of storage units, worktops, sink and drainer unit, space for cooker and white goods, recess housing an oil fired boiler serving the domestic hot water and central heating, door to living room and:

**Inner Hall**

External door to rear, door to:

**Utility**

Sink and drainer unit, double glazed window to rear, door to walk-in airing cupboard.

**Living Room**

Double glazed windows to front and side, fireplace housing a wood burning stove, radiator, door back to hallway.

**Bedroom 1**

Double glazed window to rear, built in wardrobe, radiator, door to:

**En-Suite**

Comprising a WC, wash hand basin, shower cubicle, part tiled walls, frosted double glazed window to rear.

**Bedroom 2**

Double glazed window to side, radiator.

**Bedroom 3**

Double glazed window to front, radiator.

**Bedroom 4**

Double glazed window to front, radiator.

**Bathroom**

Comprising a bath, wash hand basin, W.C, part tiled walls, radiator, frosted double glazed window to rear.

**Loft**

Boarded and offering potential to convert subject to planning/building regulations.

**Externally**

The property enjoys a gated entrance driveway, which leads off the shared track, onto a large level area for parking and turning to the side of the bungalow. There is a lawn garden to the far side and rear. To the front there is an old caravan used for storage and an agricultural shed used for internal stables and storage. There is also some old dog kennels which are in need of repair. The bulk of the land is found to the far side and rear, being fairly overgrown with wooded areas, but also has 2 clear areas for level grazing. The extent of all the land is approximately 11.61 acres. Please see our boundary plan for identification.

**Services**

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax Band: E

EPC: C

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: [/////torso.booth.otters](#)

**Directions**

From Narberth, travel north along the A478 to Clynderwen and take the right turning onto Gower Villa Lane. Follow this private road passed the caravan site and onto an unmade track which will take you to the entrance of the property.

**Broadband**

According to the Ofcom website, this property has standard broadband available. 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 Coverage**

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data – 76%

Three Voice & Data – 75%

O2 Voice & Data – 61%

Vodafone Voice & Data – 73%

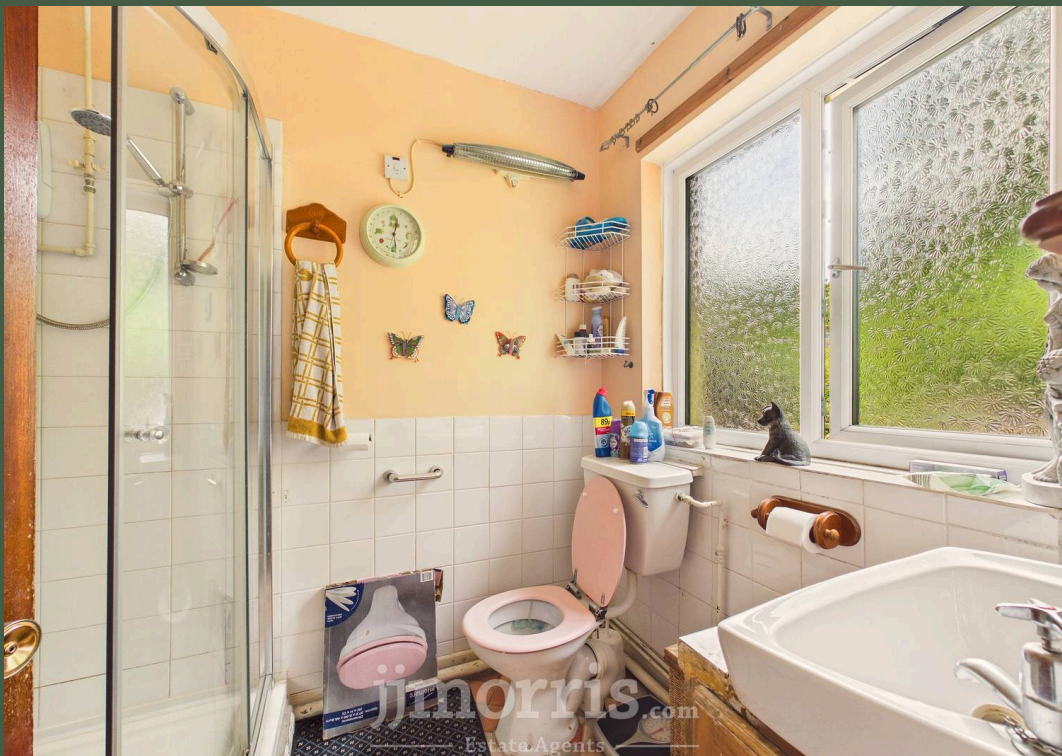
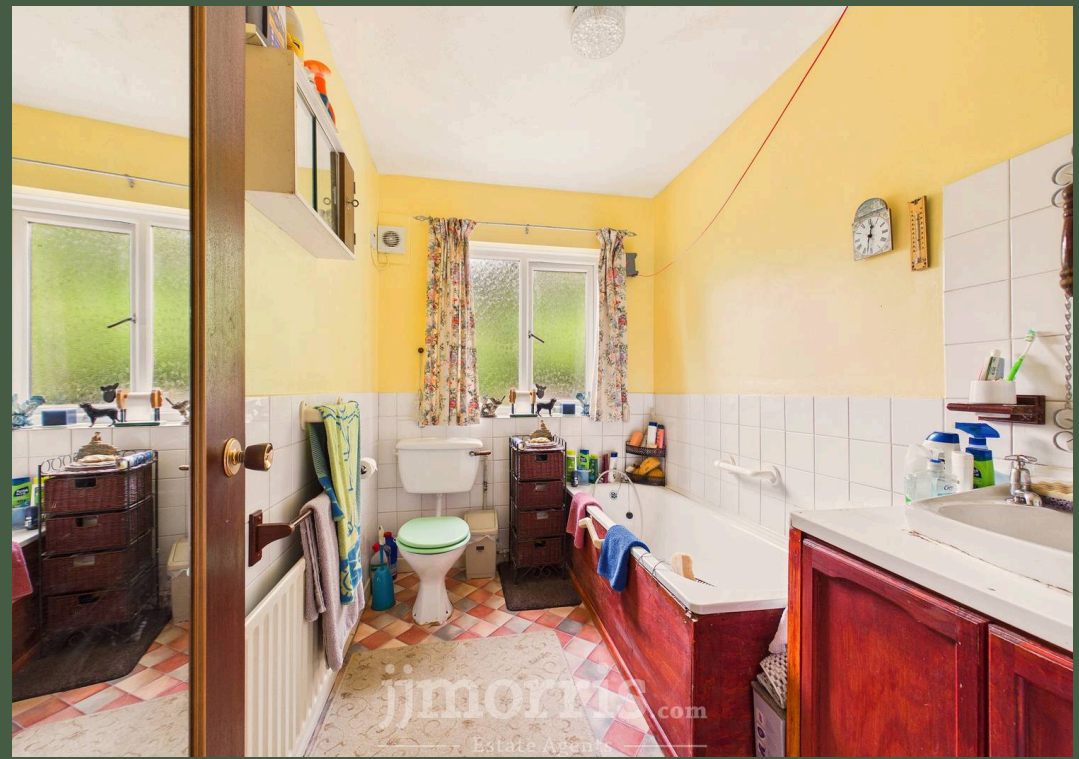
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

**Anti Money Laundering**

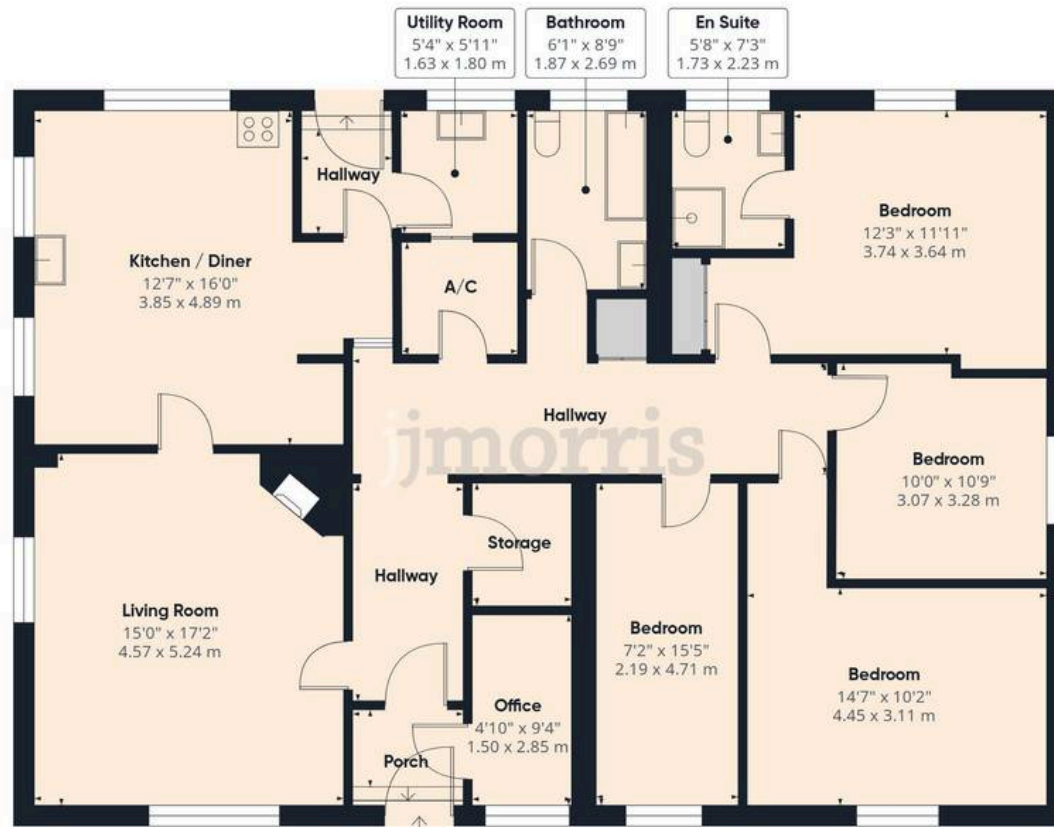
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, 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.



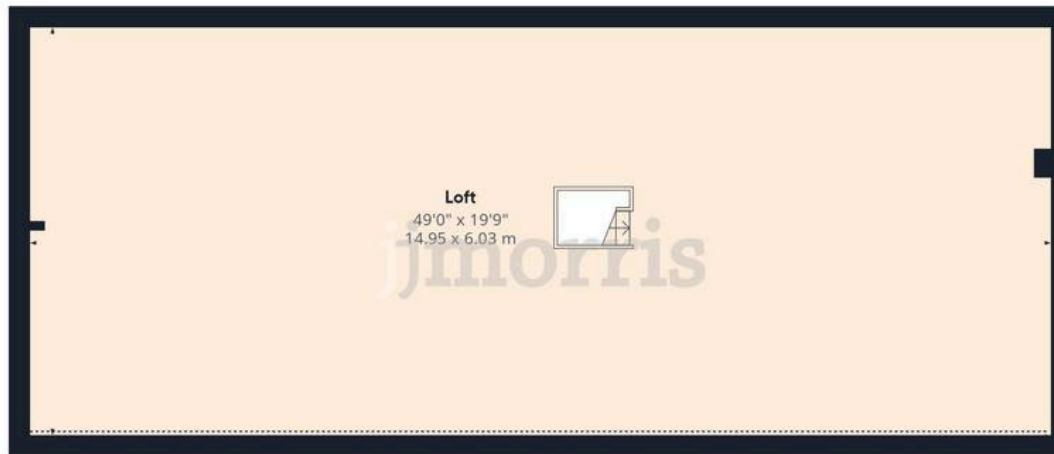








Floor 0



Floor 1







## **JJ Morris Narberth**

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