



Bronllys, Clynderwen – SA66 7NQ

Offers in Region of £245,000

Contact Narberth Office



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Bronllys

Clynderwen

An excellent family sized house with ample off road car parking, offering spacious accommodation and a lovely large garden, situated within the popular village of Clynderwen, only 3 miles from Narberth town. The property offers an excellent layout of well presented rooms, providing plenty of space for adults and children to spread out, with a mix of modern and traditional features. There are 3 generous bedrooms, with the master boasting a separate dressing room or adjoining babies room, plus a stunning modern family bathroom. The side off road car parking can easily accommodate 2 average family cars, and the sunny rear garden is of a good size, being landscaped and offering a great outdoor space for all ages to enjoy. Viewing is essential to fully appreciate this fantastic family home.



Accommodation

Composite front door opens into:

Front Porch

Quarry tiled flooring, door opens into:

Hallway

Stairs rise to the first floor, radiator, doors open to:

Sitting Room

Double glazed window to front, feature fireplace, wooden parquet flooring, radiator.

Living Room

Double glazed window to front, radiator, feature fireplace, sliding door to:

Gym/Study

Double glazed window to rear, radiator.

Dining Room

Quarry tiled flooring, red brick fireplace housing a oil burning stove, double glazed window to side, understairs storage cupboard, opening leads through to:

Kitchen

Comprising a range of fitted wall and base storage units with wooden worktops, one and a half bowl single drainer sink, eye-level double oven, gas hob, extractor hood over, part tiled walls, double glazed windows to side and rear, Velux roof window, door opens to:

Lobby

External double glazed door to rear garden, part tiled walls, doors open to:

Utility

W.C, tiled walls, tiled floor, radiator, wash hand basin, frosted double glazed window to rear.

Cloak Room

W.C, wash hand basin, tiled floor, tiled walls, radiator, double glazed window.

First Floor Landing

Double glazed window to rear, spindle balustrade, radiator, doors to:

Bedroom 1

Double glazed window to front, radiator, door to:

Dressing Room

Double glazed window to rear, radiator.

Bedroom 2

Double glazed window to front, radiator.

Bedroom 3

Double glazed window to front, radiator.

Bathroom

Comprising a bath with shower over, W.C, wash hand basin set in vanity storage unit, part tiled walls, heated towel radiator, radiator, double glazed window to rear.

Externally

To the side of the property there is a hardstanding driveway providing ample off road car parking space. To the rear there is a lovely good sized garden, comprising a landscaped sunny patio, garden shed, fenced lawn/play area and side flower/vegetable growing borders.

Directions

From Narberth, travel across the Penblewin roundabout towards Cardigan and come into the village of Clynderwen. Travel up through the main centre, and on your left hand side you will find the property, as identified by our JJMorris for sale sign.

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Services

Heating Source: Oil & Multifuel Stove

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax Band: D

EPC: E

Tenure: Freehold and available with vacant possession upon completion.

Broadband

According to the Ofcom website, this property has both standard and superfast 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 Phone Reception

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

EE Voice & Data - 76%

Three Voice & Data - 75%

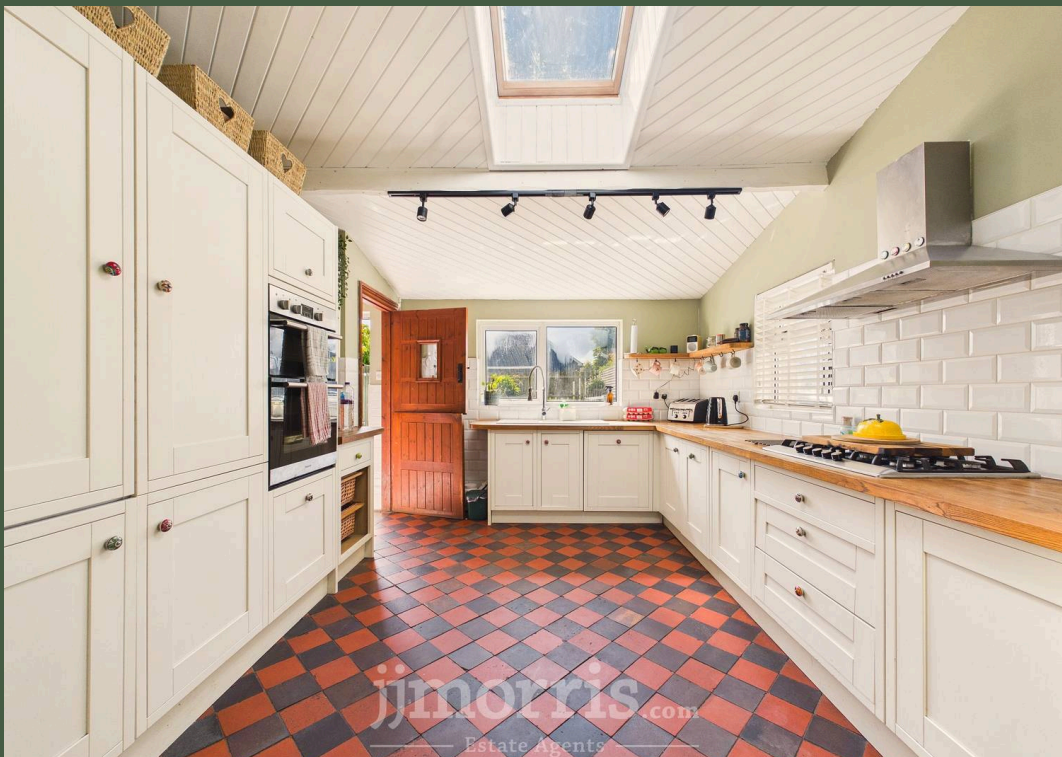
O2 Voice & Data - 61%

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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These particulars are provided for guidance only and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information, descriptions, measurements, floor plans, and other details provided, they should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves by inspection and other enquiries as to their accuracy. Photographs, drone imagery, virtual tours, and other marketing