



# The Larches, Reynalton, SA68 0PE

Offers in Region of £315,000

Contact Narberth Office



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## The Larches, Reynalton

Pembrokeshire

A spacious 4 bedroom semi-detached bungalow, situated within a private gated plot, located in the popular country village of Reynalton. This lovely well kept home boasts an excellent layout of rooms that are well presented and maintained, benefitting from LPG gas central heating and double glazing. The accommodation is light and nicely decorated, ready for immediate occupation. there are front and rear gardens that are laid mainly to lawn and gravel, with ample off road car parking space, plus an excellent detached double garage/workshop. Viewing is highly recommended to fully appreciate this good size village home.



## Situation

The property is situated in the popular village of Reynalton, a small pretty village in the heart of South Pembrokeshire, located within easy driving distance to the coast with numerous beautiful beaches, excellent walking and other historical pretty villages and places of interest to explore. The market town of Narberth is roughly 5 miles distant and provides an excellent choice of independent retailers, cafes and places to eat.

## Accommodation

Frosted double glazed front door opens into:

### Entrance Hall

Door to inner hallway with radiator, access to loft space and doors to all rooms.

### Living Room

Double glazed window to front, fireplace housing a woodburning stove, vinyl flooring with wood laminate effect, radiator.

### Kitchen/Diner

Comprising a range of fitted wall and base storage units with worktops over, kitchen island, one and a half bowl sink, freestanding Stoves electric double oven with extractor over & ceramic hob with facility for LPG if preferred, tiled splash backs, double glazed window to front, dining area with space for table and chairs, double glazed window to front and radiator.

### Bedroom 1

Double glazed window to rear, radiator.

### Bedroom 2

Double glazed window to rear, radiator.

### Bedroom 3

Double glazed window to rear, radiator, cushion flooring with wood effect.

### Bedroom 4

Double glazed window to rear, radiator.

## Bathroom

Bath area with tiled walls, pedestal wash hand basin, bath tub, radiator, opening through to shower area with W.C, shower enclosure and frosted double glazed window to side.

## Utility

Double glazed window to the side, worktop, plumbing for washing machine, space for white goods, external door to rear.

## Externally

The property is accessed by a decorative stone walled gated entrance with hardstanding leading to the front of the property and where there is a good sized parking and turning gravelled area. The front garden is mainly laid to areas of lawn with shrubs and plant borders. Access leads to the garage/workshop. Side access leads to the rear of the bungalow where there is a further lawn garden with mature shrubs and hedging. At the rear there is also a small adjoining tool shed.

## Double Garage/Workshop

With two single up and over garage doors to the front and a double glazed pedestrian door to the side, woodburning stove, workbench, double glazed windows, power and lighting.

## Services

- Heating Source: LPG Gas & Multifuel Stove
- Electric: Mains
- Water: Mains
- Drainage: Mains
- Local Authority: Pembrokeshire County Council
- Council Tax Band: C
- EPC: E
- Tenure: Freehold and available with vacant possession upon completion.

## Directions

- What Three Words: [///mills.alternate.earlobe](#)

From Narberth take the A478 towards Kilgetty and at the village of Templeton turn right at the Boars Head public house, sign posted for Thomas Chapel and Reynalton. Continue on this road until you see a left hand sign post for Reynalton, take this turning and continue into the village. The property is then found on the right hand side, in the middle of the village, identified by our JJ Morris for sale sign.

### **Broadband**

According to the Ofcom website, this property has both standard and ultrafast 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 Legislation**

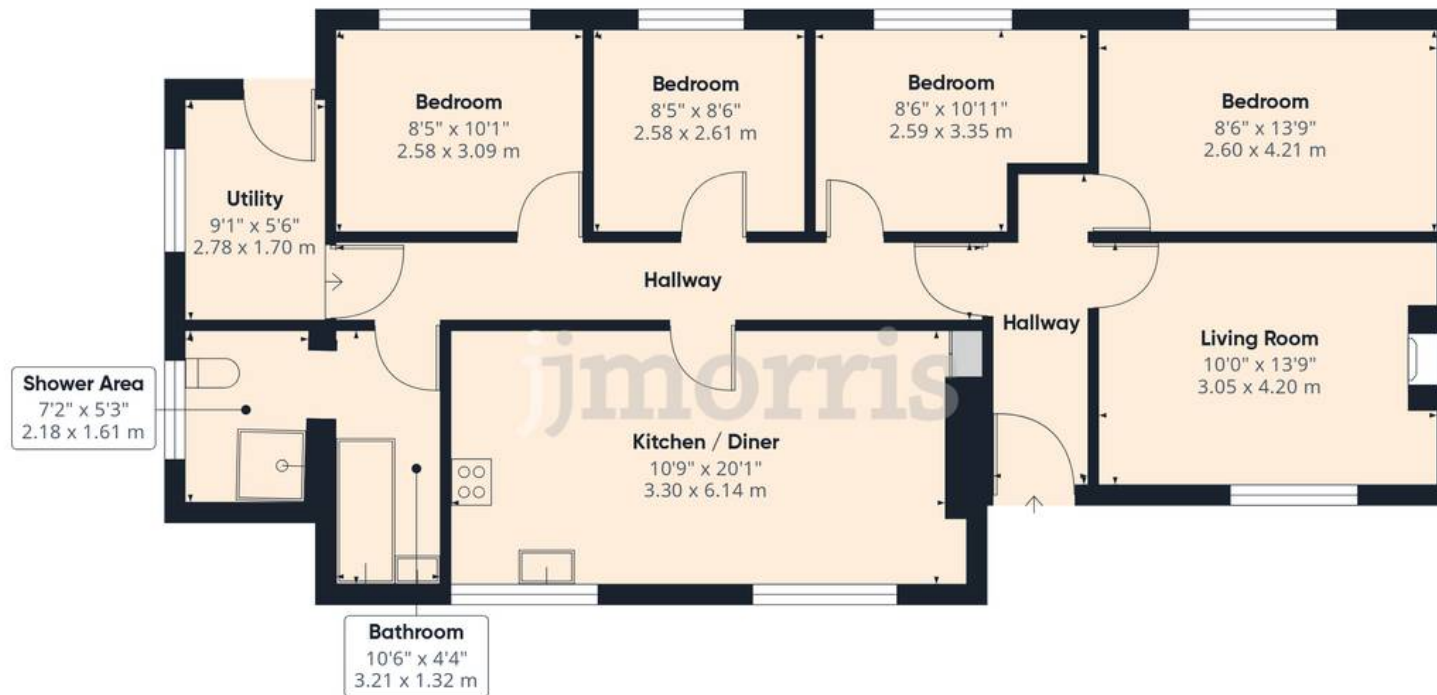
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle,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



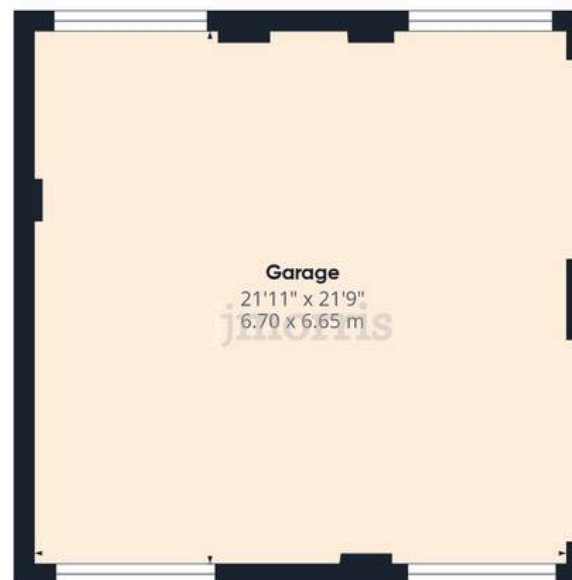








Floor 0 Building 1



Floor 0 Building 2

## Energy Efficiency Rating

|                                                    | Current | Potential |
|----------------------------------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92+) <b>A</b>                                     |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   |         | 65        |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   | 34      |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |

England, Scotland & Wales

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                       | Current | Potential |
|-----------------------------------------------------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |         |           |
| (92+) <b>A</b>                                                        |         |           |
| (81-91) <b>B</b>                                                      |         |           |
| (69-80) <b>C</b>                                                      |         | 76        |
| (55-68) <b>D</b>                                                      |         |           |
| (39-54) <b>E</b>                                                      | 51      |           |
| (21-38) <b>F</b>                                                      |         |           |
| (1-20) <b>G</b>                                                       |         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |         |           |

England, Scotland & Wales



## JJ Morris Narberth

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