Mynydd Crwn Bach, Rhosfach, Clunderwen

£395,000 Freehold

Contact Cardigan Office

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Situation

Nestled at the foot of Foel Cwmcerwyn, the highest point of the Preseli Hills, Mynydd Crwn Bach offers an exceptional opportunity to enjoy a beautiful rural setting. The property is within easy reach of Maenclochog, which provides a range of everyday amenities including a primary school, village shop, garage and public house. Further afield, the popular market town of Narberth offers a wider range of shops, schools, cafés, restaurants and other amenities. The county town of Haverfordwest is also within convenient travelling distance and provides a comprehensive range of shopping, leisure and educational facilities, together with major supermarkets, healthcare services and other everyday amenities.

Entrance Hall

Enter through uPVC door, with a quarry tiled floor, stairs to first floor and doors to:-

Sitting Room

With a window to the fore, this room features an electric fire, wall lights and an electric radiator, giving a comfortable and homely feel.

Dining Room

A characterful dining room with a window to the front, exposed beams and wooden flooring. Features include an electric radiator, a useful under-stairs cupboard and a door to:-

Kitchen
Fitted with a range of wall and base units, incorporating a stainless steel sink unit and electric cooker. The kitchen also benefits from an airing cupboard housing the hot water tank, an electric radiator, part-tiled walls, a window to the rear, and vinyl flooring.

Rear Hallway
uPVC door to paved area and lawned garden.

Bathroom
Fitted with a bath with shower over, WC and wash hand basin. The bathroom benefits from fully tiled walls, a window to the rear and an electric towel rail.

Bedroom One
A well-sized double room with a window to the fore, overlooking the beautiful Preseli hills and a radiator.

Bedroom Two
Double/ twin room benefiting from outstanding views to the fore and a radiator,

External
Externally, the property benefits from a secure rear garden and patio area, providing an attractive and private setting well suited to residential use. In addition, the property extends to approximately 5 acres of pastureland, together with an area of woodland, offering excellent potential for livestock, equestrian or amenity uses.

Outbuildings

The property benefits from a range of traditionally constructed stone outbuildings, which offer storage space and potential for a variety of purposes, subject to any necessary consents.

Utilities and Services
Heating Source: Electric Economy 7 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 tbc What3Words: ///cashew.target.enthused

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 ha standard broadband available, with speeds up to 0.9mbps upload and 8mbps 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, variable indoor. Three - Good outdoor. O2 - Good outdoor, variable indoor. 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.

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