





Nanthiggin, Maenclochog, Maenclochog

£450,000 Freehold

Appealing smallholding extending in total to 2.95 acres or so • Extensive range of outbuildings previously used for livestock housing • Convenient and accessible location within easy reach of village amenities • Additional Land Available By Separate Negotiation

Contact Cardigan Office

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Porch
Tiled floor, tiled window sills, uPVC windows and door.

Hallway
Tiled floor, radiator, stairs to first floor, fuse box and meters, door to:-

Living Room
Log burner on a slate hearth, radiator, wood effect laminate flooring, uPVC windows.

Sitting Room
The focal point of the room being the wood burning stove which stands on a slate hearth with brick surround, archway, built-in shelves in alcove, tiled floor, uPVC windows and radiator.

Kitchen/Diner
Comprising a range of base and wall mounted units with complimentary worktop above, single sink unit, Rayburn, space and plumbing for a washing machine, space for a cooker, tiled splashbacks, uPVC double glazed window and door to the outside.

Dining Room
uPVC windows, double doors to living area, laminate flooring.

Landing
uPVC window, wooden floor, attic hatch and radiator.





Bathroom
Incorporating a tiled floor and walls, bath, hand wash basin, shower enclosure, W.C., uPVC window, radiator, storage cupboard and shaver point.

Bedroom One
Enjoying a double aspect via two uPVC windows, also comprising a wooden floor and radiator.

Bedroom Two
uPVC window, wooden flooring and radiator.

Bedroom Three
Enjoying a double aspect with wooden flooring and radiator.

Land
The property in total extends to 2.95 acres or so to include the homestead and we would advise that the agricultural land directly to the rear of the property and extends to 1.17 acres or so and is mainly laid to pasture. The vendors will be responsible for erecting a new boundary fence. Please note that more land is available to purchase by separate negotiation.







Farm Buildings

Comprising an extensive range of farm buildings which have successfully been used for livestock production which comprise a stock shed of steel portal framed construction with box profile cladding with lean-to. 5 bay steel portal frame shed with infill block walls with corrugated iron clad elevations with lean-to off and both provide cubicle housing. A further lean-to provides a covered feeding area. Slurry Pit of block wall construction. Feeding Shed of steel portal frame construction which incorporates cubicle housing and a calving box. Silage Clamp with earth bank walls on the side and feeding area. General Purpose Shed (60' x 30') 4 bay steel portal framed shed with infill block walls with lean-to extension which includes cubicle housing.

Utilities & Services

Heating Source: Air source heat pump and wood burner. 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 D What3Words: ///backpacks.forget.voter







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 1mbps upload and 19mbps 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. Three - Good outdoor, variable indoor. O2 - Good outdoor and indoor. Vodafone. - Good outdoor, variable indoor. 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.

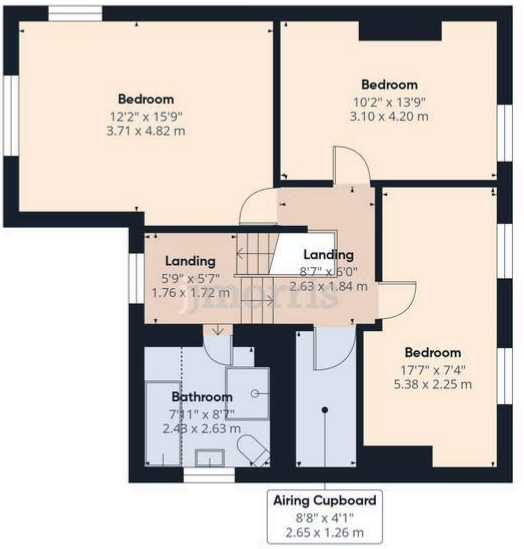




GARDEN

A generously proportioned lawned garden is seen to the front and side of the property and is ideally suited to any keen gardener ready to make their own mark.







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