

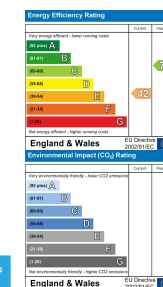


**Dolcoed, Glandwr Road, Llanfyrnach, Pembrokeshire, SA35 0DA**

- Detached 3 Bed House
- Loft Room
- Beautifully Landscaped Gardens
- Outbuildings
- Ample Off-Road Parking
- Character & Charm
- 3 Reception Rooms
- Sitting in Approximately 2 Acres
- Rural Location
- EPC Rating: E

**Offers In Excess Of £495,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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**We Say...**

Situated in a rural setting within the village of Llanfyrnach, this is a well-presented property which boasts a wealth of character and charm, offering family size accommodation.

Located approximately three miles from Crymych, the property is accessed via a private driveway, offering ample off-road parking and turning space. Sitting in approximately two acres of grounds the property benefits from beautifully landscaped gardens and a number of useful outbuildings, including stable block, barn and wood store. To the front of the property, there is a lawned garden that continues to a paved seating area to the side and showcases a variety of beautiful flowers and shrubs. To the left of the property, there is a further lawned area with raised vegetable beds. The rear garden is mainly lawned with a path which leads to a number of seating areas, all offering a perfect place to sit and to enjoy the fantastic views of the garden and countryside.

This is a truly beautiful property that would be ideal for anyone who enjoys nature and is seeking a property in a tranquil setting.



## LOCATION

The village of Llanfyrnach is situated 11.8 miles south of the market town of Cardigan and 3.1 miles southeast of Crymych. Steeped in history, this small village was once home to an important lead mine between the 17th and 19th centuries. The Whitland and Taf Vale Railway reached the village in 1873 to help export the lead out and to bring in needed supplies such as lime. While the railway closed in 1963 the village remains a transport hub being home to the Mansel Davies road haulage company. There is a Norman motte close to the church and the church itself was built in 1842 and is one of five churches dedicated to St Brynach. Crymych offers local amenities such as shops, schools, cafes, public houses, chemists and health centre.

## GENERAL INFORMATION

VIEWING: By appointment only via the Agents.  
TENURE: We are advised  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX: Band E Pembrokeshire  
PLEASE NOTE – we are advised this property is served by private drainage

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProPs  
<https://www.facebook.com/westwalesproperties/>

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.  
We would respectfully ask you to call our office before you view this property internally or externally

LG/FHR/06/21/OK/LG

- Hallway-6.40m x 1.93m (21'21 x 6'04)
- Lounge- 3.05m x 6.40m (10'75 x 21'76)
- Sitting Room- 3.66m x 4.27m (12'16 x 14'66)
- Kitchen/Breakfast Room- 5.79m x 3.35m (19'41 x 11'89)
- Dining Room- 2.74m x 3.05m (9'74 x 10'76)
- Utility Room- 2.74m x 3.35m (9'17 x 11'67)
- W/C- 1.22m x 0.91m (4'57 x 3'85)
- First Floor Landing- 2.01m x 6.71m (6'07 x 22'25)
- Bedroom 1- 3.35m x 4.27m (11'000 x 14'92)
- Bedroom 2- 3.66m x 3.35m (12'39 x 11'65)
- Bedroom 3- 3.35m x 3.05m (11'21 x 10'21) (approximately)
- Bathroom- 3.78m x 1.83m (12'05 x 6'93)
- Loft Room- 3.35m x 4.88m (11'61 x 16'60) (maximum)

- Outbuildings
- Barn- 6.40m x 8.53m (21'33 x 28'28)
- 2 Wood Stores- 4.27m x 4.57m (14'38 x 15'12) (each)
- Outside Store- 3.73m x 2.13m (12'03 x 7'27)
- Outside Store 2- 3.66m x 3.76m (12'41 x 12'04)
- Lean To- 2.44m x 2.44m (8'74 x 8'19)

## LOCATION AERIAL VIEW



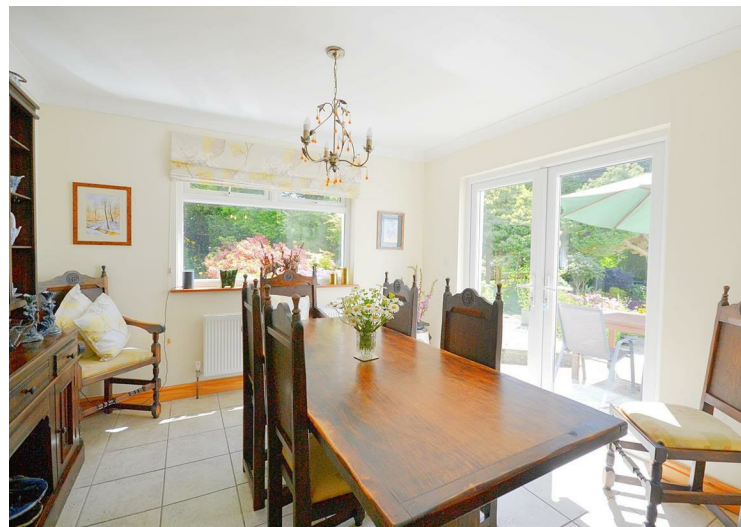
From Cardigan head along the A478 towards Tenby. Proceed through villages Bridell, Rhos-hill, and Blaenffos and into Crymych. In Crymych turn left just after the secondary school and continue on this road into Hermon. Continue through Hermon and turn left at the T junction. Proceed through the village and into Llanfyrnach. Turn right at the T junction signposted to the church. Continue past the church for approximately half a mile and the property is located on the right.

## Come On In...

And step into this beautifully presented property via the entrance hallway. To the left of the hallway is the lounge with a stone-feature fireplace and offers an ideal place to sit and relax and to enjoy views of the garden to the front of the property. Opposite the lounge is the sitting room with a fantastic wood-burning stove and opening leading into the kitchen/Breakfast room. The kitchen/breakfast room benefits from matching wall and base units, oil-fired Aga, and an archway into a separate dining room with patio doors to an outside seating area. To the left of the kitchen there is a cloakroom and fitted utility with wash basin and a door to the side of the property.

From the hallway, stairs lead to the first-floor landing and to a family bathroom with fitted airing cupboard., and to three double bedrooms, all benefiting from fantastic views overlooking the garden and countryside. A further staircase continues to a loft room which is currently being used as an office with ample under eaves storage.





**Step Outside...**

Accessed via a gated concrete driveway the property provides ample off-road parking and turning space. Sitting in approximately two acres, the gardens have been beautifully landscaped and would be ideal for any buyers who are keen gardeners and enjoy nature.

To the front of the property, there is a lawned garden with beautiful mature flowers and a gated path which leads to the front of the property. To the side of the garden a gravelled path continues to a paved patio seating area, providing a great place to sit and relax and to enjoy views of the gorgeous flowers and shrubs.



To the left of the property, there is a further lawned area, raised beds, and a variety of outbuildings, including a stable block, barn and a number of wood stores. To the side of the barn, a path leads to an enclosed meadow, and continues to the rear of the garden, offering fabulous views overlooking the garden and countryside. Another path leads to a further lawned area and to a second raised patio area.

The gardens are truly beautiful and showcase a variety of established flowers, shrubs and trees, and benefit from beautiful countryside views. Viewing is a must!