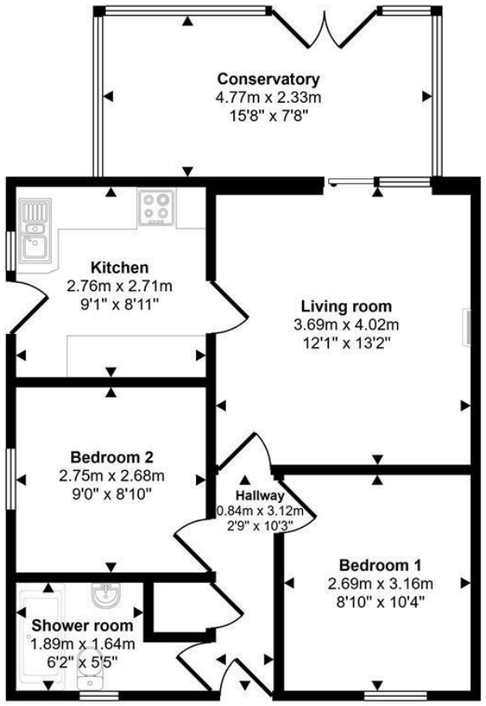
Approx Gross Internal Area
60 sq m / 649 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'B' Pembrokeshire

ref: LW/AMS/09/25/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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

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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

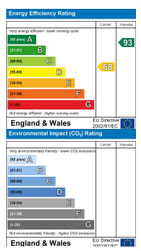
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk

4 Crug Yr Efydd, Crymych, Pembrokeshire, SA41 3RE

- Detached Bungalow
- Two Reception Rooms
- Within Easy Reach of Amenities
- Low Maintenance Garden
- Electric Heating & Log Burning Stove
- Two Bedrooms
- Well Presented
- Approx. 8.5 Miles To Cardigan Town
- Off Road Parking
- EPC Rating: D



Price £188,850

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The Agent that goes the Extra Mile

A well-presented detached bungalow is ideally located in the village of Crymych, within walking distance of both the primary and secondary schools, as well as local shop and amenities. The property benefits from off-road parking, a lawned front garden, a low-maintenance garden to the side, and two double bedrooms.

The front door opens into the entrance hallway. To the left is a shower room fitted with a WC, wash basin, and a modern shower cubicle. There are two double bedrooms. At the rear of the property, the homely living room features a log-burning stove, with space for a dining area. The adjacent kitchen is fitted with a range of matching wall and base units, with space for washing machine, cooker and fridge freezer. From here there is access to the side of the property. Accessed from the living room is a conservatory, offering a lovely place to sit and relax while enjoying views of the garden.

Externally, to the front there is a lawned area. To the side of the bungalow is a driveway with off-road parking for approximately two to three vehicles. The garden is enclosed and designed for easy maintenance, featuring patio areas. It can be accessed via the conservatory or a side gate. Additional benefits include multiple useful wooden storage sheds, built-in planters, and space for potted plants.

The village of Crymych is situated to the east of the Preseli Mountains and sits astride the A478, the road that connects Tenby with Cardigan. The village offers amenities such as a primary and secondary school, local family run shops, cafes, takeaways, pub, rugby club, petrol filling station, leisure centre, small supermarket and more. The surrounding area is very popular with walkers being so close to the Preseli Mountains and is within the Pembrokeshire Coast National Park. The larger town of Cardigan is only 8.3 miles north, while Haverfordwest is approximately 20 miles southwest.

DIRECTIONS

Head out of Cardigan along the A478 and stay on this road until you reach the village of Crymych. Continue through the village and turn right into Crug yr Efydd before you reach the garage. Continue along this road for a short distance taking the first right into the cul de sac of bungalows and number 4 is the second one on your right hand side. What three words - ///precluded.kingpin.animator

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.