

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 'C' Pembrokeshire

Ref: LW/AMS/03/26/OK_LW

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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

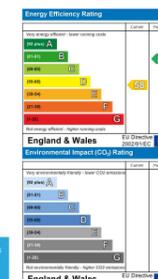


Ffoswen Blaenffos, Boncath, Pembrokeshire, SA37 0HU

- Semi Detached House
- Three Double Bedrooms
- Well Presented
- Outdoor Cabin & Outbuilding
- Oil Central Heating, Triple Glazing
- Ample Off Road Parking
- No Onward Chain
- Enclosed Rear Garden
- Near Crymych & 6 Miles To Cardigan
- EPC Rating: D

Price £280,000

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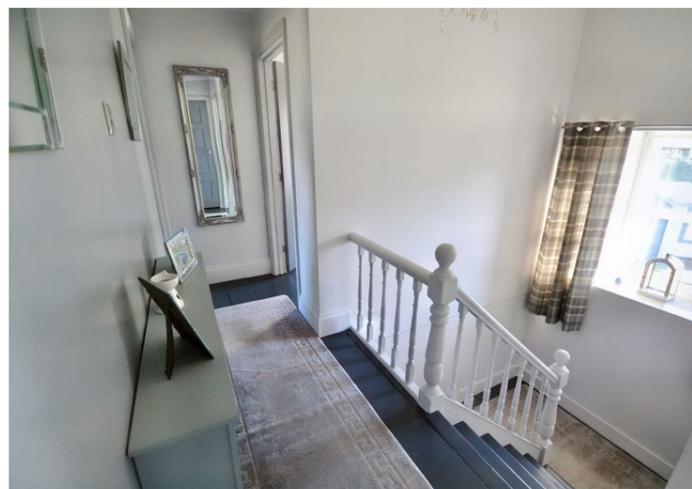


A beautifully presented semi-detached house situated in the village of Blaenffos, approximately 6.2 miles to Cardigan, and 2 miles to Crymch. The property is very well presented with triple glazing, boasting character features with its wooden beams, floors and feature fireplace. This would make a wonderful family home.

Briefly comprising, on the ground floor an L shaped living room which has a feature tiled wall and log burning stove. From here there are French doors leading out to the rear garden. The kitchen benefits from matching wall and base units, a wood burning stove and also has plenty of space for a dining table. Under the stairs there is a handy storage area with plumbing for a washing machine. The staircase leads to the first floor where there is a bathroom and three double bedrooms, two of which have built in wardrobes and the other has a shower cubicle.

Externally, to the side of the property there is a tarmac driveway with stone walls around offering ample off road parking for several vehicles. The rear garden can be accessed through the living room, kitchen or via the side of the property. The garden is laid mainly with artificial grass, and has a patio area, making it low maintenance. There is an outdoor detached cabin (approx 5m x 3m), and an outbuilding/workshop (approx 6m x 3m) attached to the property both with power and lighting.

The village of Crymch 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, rugby club, petrol filling station, leisure center, Spar supermarket and more. The surrounding area is very popular with walkers being so close to the Preseli Mountains and is within easy driving distance to Pembrokeshire Coast National Park. The larger town of Cardigan is only 8.3 miles north, while Haverfordwest is only 26.4 miles southwest.



Living Room

Kitchen/Dining Room

Utility Area

Bedroom

Bedroom

Bedroom

Bathroom



DIRECTIONS

From Cardigan take the Tenby Road and continue along the road for approximately 6 miles, the property will be located on the left opposite the chapel, just after the bus stop - denoted by our for sale board. What three words - ///inversion.assurance.swarm

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