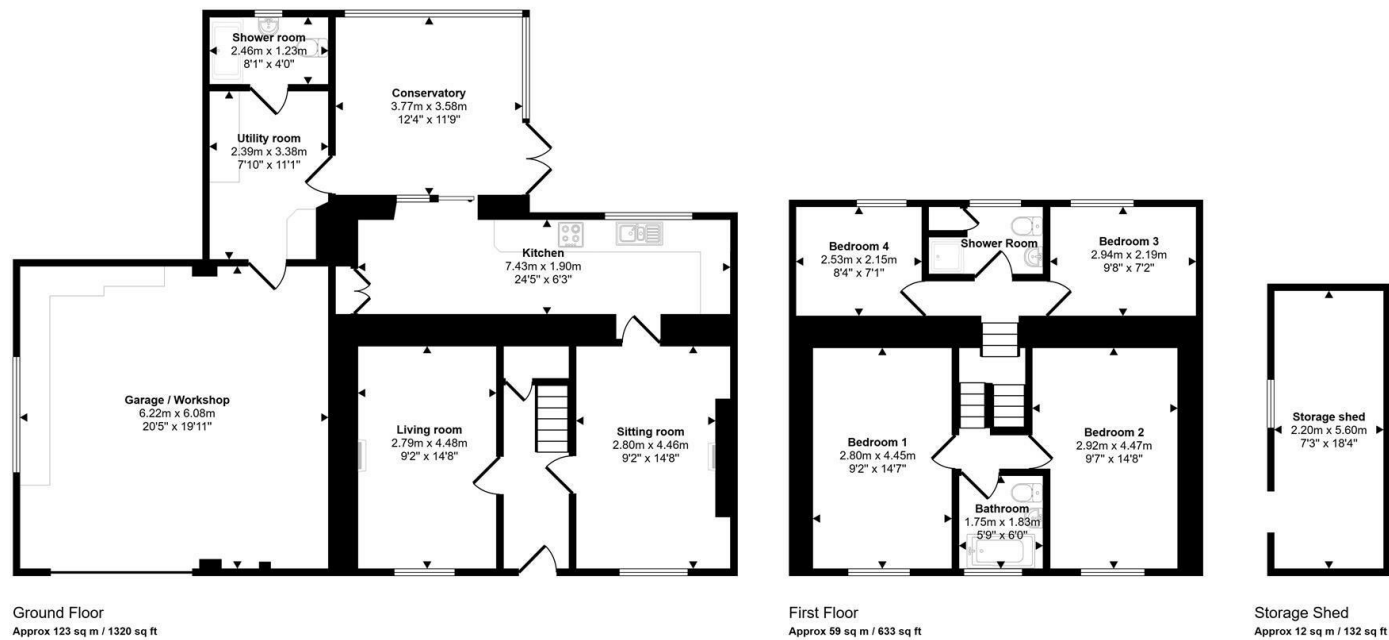


Approx Gross Internal Area
194 sq m / 2086 sq ft



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.

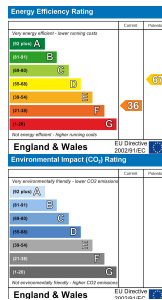


Penfeidr Crymych, Pembrokeshire, SA41 3QX

- Detached House
- Character & Charm
- Three Reception Rooms
- Double Garage
- LPG Gas Central Heating & Log Burners
- Well Presented
- Four Bedrooms
- Kitchen & Utility
- Rear Garden & Off Road Parking
- EPC Rating: F

Offers Over £300,000

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



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The Agent that goes the Extra Mile





A detached family home located on the outskirts of Crymych, just off the main road in the hamlet of Rhydwen, within easy reach of the village and its amenities. The property is approximately 8 miles from the popular market town of Cardigan, and offers four double bedrooms, three bath/shower rooms, and benefits from a generous double garage/workshop.

The accommodation briefly comprises an entrance hallway with doors to either side. To the left is a living room featuring a wood-burning stove, while to the right is a further sitting room, also with a wood-burning stove, creating a warm and inviting atmosphere. From here, a door leads through to the kitchen and dining room, which is fitted with matching wall and base units and benefits from a window overlooking the rear garden.

Off the dining area is a conservatory, allowing natural light to flood the space and providing access to the rear garden. There is also a very useful utility area and a ground-floor shower room. From the utility room, an internal door leads directly into the double garage.

On the first floor, a split landing provides access to the accommodation. To one side, there are two bedrooms and a shower room, all enjoying views over the rear garden. To the other side, you'll find two further double bedrooms with wooden beams on the ceiling, adding character. There is another family bathroom, with views overlooking the front of the property.

The rear garden can be accessed from either side of the property and offers a delightful outdoor space. It is mainly laid to lawn, complemented by a variety of mature shrubs and plants. A pleasant seating area provides the perfect spot to relax and enjoy the sound of the stream. The garden also benefits from a useful brick-built shed and a greenhouse. In addition, there is ample off-road parking accessed via a wooden gate, along with a practical bin and wood store.



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 heading for Tenby. After leaving Blaenffos head towards Crymych, and take the left turn sign posted Riverlea. Continue along this road for a short distance and the property will be located on your left hand side. What three words -
///exclusive.everyone.prosper



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