



Three Wells, Llandissilio, Clynderwen SA66 7TJ

Offers in the region of £399,950

Executive 7 Bedroom Detached House
Approximately 2 Acres Of Land and Stables
Double Garage, Workshop and Parking
Option To Purchase Neighbouring Building Plot
EPC Rating C

DESCRIPTION

An opportunity to purchase a detached individually designed 7 bedroom property set in approximately 2 acres of pasture land with block built stables and workshop. Benefitting from under floor heating throughout the house, integral double garage, vacuum system, cctv camera's and electric roller blinds to all external windows.

This spacious family home offers further potential for either B & B or to accommodate two families to live together. The property is located just off the A478 approximately 4 miles from the A40 and 5 miles from the Town of Narberth which offers a varied range of amenities and leisure facilities. Viewing is highly recommended.

ENTRANCE PORCH

10'7 x 7'8 (3.23m x 2.34m)
Double glazed conservatory, lighting, tiled flooring, double glazed door to:

HALLWAY

24'10 x 11'3 (7.57m x 3.43m)
Ceiling lights, mahogany staircase to first floor landing, fitted carpet.

SITTING ROOM

14' x 9'9 (4.27m x 2.97m)
Ceiling light, double glazed windows to fore and side, fitted carpet.

INNER HALL

6'9 x 3'11 (2.06m x 1.19m)
Ceiling light, tiled flooring, doors to:

KITCHEN

14' x 11'5 (4.27m x 3.48m)
Recessed spotlights, double glazed window to

rear, range of Oak effect wall and base units with complementary worktops over, centre island with granite worktop, Rangemaster 110 LPG gas double oven, halogen hob with extractor fan over, 1 ½ bowl single drain sink with mixer tap, integral Neff dishwasher and fridge, tiled splashbacks and flooring.

UTILITY

12'7 x 6'9 (3.84m x 2.06m)
Ceiling light, double glazed window to rear, range of matching wall and base units with complementary worktops over, plumbing for washing machine, space for tumble dryer, stainless steel single drain sink with mixer tap, tiled flooring.

DINING ROOM

13'9 x 10' (4.19m x 3.05m)
Ceiling light, double glazed sliding patio doors to rear, parquet tiled flooring.

BEDROOM 1

11'10 x 9' (3.61m x 2.74m)
Ceiling light, double glazed window to rear, fitted carpet.

BATHROOM

8'4 x 8'3 (2.54m x 2.51m)
Ceiling light, obscure double glazed window to side, walk in shower cubicle, pedestal wash hand basin, low level toilet, tiled flooring.

BEDROOM 2

11'9 x 11'5 (3.58m x 3.48m)
Ceiling light, double glazed window to side, fitted carpet.

INNER HALLWAY

11'9 x 3'10 (3.58m x 0.08m)
Ceiling light, double glazed window to side, tiled flooring door to

DOUBLE GARAGE

20'10 x 20'9 (6.35m x 6.32m)

Ceiling lighting, electric roller shutter doors, LPG gas combi boiler, vacuum cleaner system, WC.

FIRST FLOOR LANDING

Ceiling lights, skylights to fore, walk in airing cupboard, access to attic space, vacuum system connections, fitted carpet.

BEDROOM 3

13'9 x 10' (4.19m x 3.05m)
Ceiling light, double glazed window to rear, fitted carpet, door to:

EN-SUITE BATHROOM

11' x 6'11 (3.35m x 2.11m)
Ceiling light, skylight to rear, double shower cubicle, vanity wash hand basin with cupboards under, built in storage cupboards, low level toilet, fitted carpet.

BEDROOM 4

11'10 x 9' (3.61m x 2.74m)
Ceiling light, double glazed window to rear, fitted carpet.

BATHROOM 2

8'4 x 8'3 (2.54m x 2.51m)
Ceiling light, obscure double glazed to side, corner bath, shower cubicle, pedestal wash hand basin, low level toilet, towel radiator, fitted carpet.

INNER HALLWAY

24'6 x 3'10 (7.47m x 1.17m)
Ceiling light, double glazed window to side, fitted carpet.

BEDROOM 5

12'7 x 11'5 (3.84m x 3.48m)
Ceiling light, double glazed window to side, fitted carpet.

BEDROOM 6

16'7 x 10'8 (5.05m x 3.25m)

Recess spotlights, skylights to side, fitted carpet.

EN-SUITE BATHROOM

9'9 x 8'2 (2.97m x 2.49m)
Ceiling lights, extractor fan, obscure double glazed to side, panelled bath, his and hers wash hand basins, bidet, low level toilet, walk in wardrobe.

BEDROOM 7

12'11 x 7'1 (3.94m x 2.16m)
Ceiling light, double glazed window to front and side, fitted carpet.

LOUNGE

21'8 x 14' (6.60m x 4.27m)
Ceiling lights, double glazed windows to fore, side and rear, feature fireplace with gas fire inset on marble hearth, fitted carpet

EXTERNALLY

The property is approached onto a gravelled courtyard with parking for several cars, a block paved path leads around the house to the large patio area at the rear, lawned garden and glass greenhouse.

Stables - 3 block built stables, each 12 x 12 to the rear is a lean to storage area 39 x 4' with doors to each end.

Workshop - 22'11 x 13'11 - Block built under tiled roof, up and over roller shutter, power and lighting with an external steel door.

SERVICES

We have been advised that mains water and electricity are connected, Private Drainage.

ADJOINING PLOT

Lapsed planning for a 5 bedroom detached house, 10/0243/PA access works have already been put in place. Please contact selling agent to discuss further, as this is not included in the price.

VIEWING

By appointment with the selling Agents on 01834 861812 or e-mail narberth@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

TENURE

We are advised that the property is Freehold

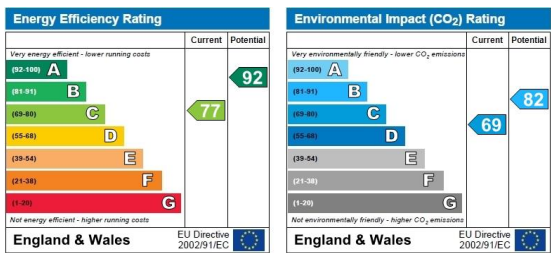
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Narberth take the A478 from Penblewin roundabout, heading towards Cardigan, for approx 4 miles. On reaching Llandissilio stay on the main road through the village and take the first left after the memorial the property will be found on the left after the church identified by our for sale board.

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John.
Francis