MORGAN & DAVIES
EST. 1989

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Deceptively spacious and attractive 3 bed detached house. Located in the popular semi rural village of Eglwyswrw, North Pembrokeshire.









Ty Coch, Eglwyswrw, Crymych, Pembrokeshire. SA41 3UJ.

£230,000

REF R/5307/ID

ATTENTION 1ST TIME BUYERS/FAMILIES Deceptively spacious and attractive 3 bed detached home**Located in the popular village community of Eglwyswrw, North Pembs**Pleasant rear garden**Single garage**Private parking**New central heating system and electric**New kitchen and flooring**A perfect 1st home**

The accommodation provides - front lounge, living/dining room/kitchen, rear lobby, wet room, utility room. To the first floor - 3 double bedrooms and bathroom.

The property is situated in the village of Eglwyswrw, along the main A487 trunk road, some 6 miles south of the estuary town of Cardigan with its secondary school, 6th form college, supermarkets, traditional high street offerings, local cafes, bars and restaurants, hotel, integrated health centre, industrial estate and excellent employment opportunities. Eglwyswrw offers a primary school, petrol station and village shop. The nearby sought after village of Newport is some 10 minutes drive to the south with its renowned sandy beaches, quality high street and restaurant offerings. The property sits on the edge of the Pembrokeshire coast national park.

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GROUND FLOOR

Sitting Room

13' 4" x 14' 0" (4.06m x 4.27m) via half glazed uPVC door, radiator, uPVC double glazed window to front, stairs to first floor, door into -







Living/Dining Room/Kitchen

23' 2" x 14' 8" (7.06m x 4.47m) with a recently installed kitchen with a modern range of wall and base units with work top over, inset stainless steel sink unit with mixer tap over, built in electric oven, hob with extractor fan over, exposed beams, wood effect laminate flooring to kitchen area, uPVC double glazed windows, radiator, under stairs cupboard. Wooden stable door to -









Rear Lobby

3' 9" x 6' 8" (1.14m x 2.03m) uPVC double glazed window, uPVC door to outside.

Utility Room

8' 6" x 11' 4" (2.59m x 3.45m) with base cabinet with stainless steel sink unit, void and plumbing for washing machine.





Wet Room

7' 10" x 6' 9" (2.39m x 2.06m)With toilet, pedestal hand wash basin, electric shower, tiled walls, uPVC double glazed window, heated towel rail, extractor fan.

FIRST FLOOR

Landing

With dual aspect windows, loft access, doors to -





Bedroom 1

10' 0" x 14' 10" (3.05m x 4.52m) Dual aspect windows,

exposed floor boards, radiator.





Bedroom 2

9' 10" x 12' 2" (3.00m x 3.71m) uPVC double glazed window to the front elevation, exposed floor boards, radiator, picture rail.



Bedroom 3

10' 6" x 9' 7" (3.20m x 2.92m) uPVC double glazed window, picture rail, radiator, built in wardrobes.





Family Bathroom

10' 7" x 4' 8" (3.23m x 1.42m) Providing a 3 piece suite with panel bath, toilet, pedestal handwash basin, panelled walls, shaver socket, uPVC double glazed window.



EXTERNALLY

To the Front

Street Frontage with parking.









Single Garage

With up and over door.





To the Rear

A generous tiered garden with pleasant lawn area to upper level with a useful outhouse.







VIEWING ARRANGEMENTS

:Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.
To keep up to date please visit our Website, Facebook and Instagram Pages

Services

The property benefits from mains water, electricity and drainage. Oil fired central heating.

Council Tax Band E. (Pembrokeshire County Council).

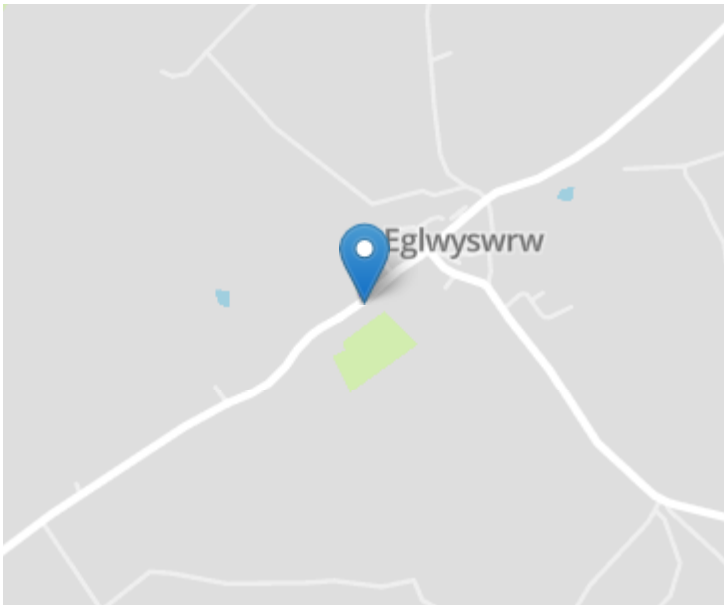
Tenure - Freehold.

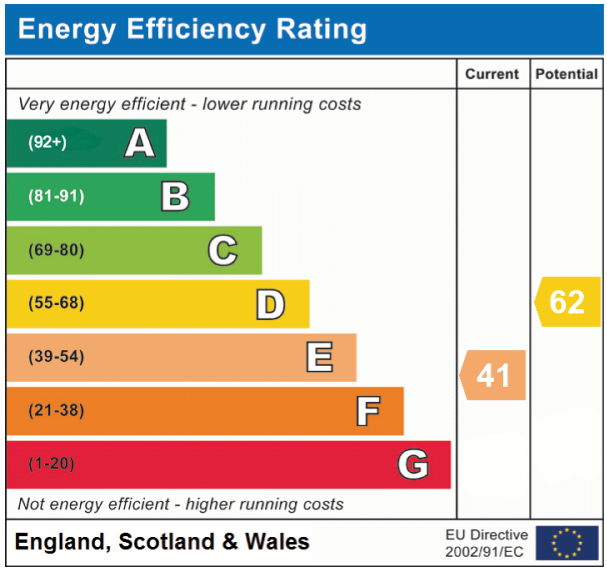
MATERIAL INFORMATION

Council Tax: Band E
N/A
Parking Types: Driveway. Garage. Private.
Heating Sources: Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: E (41)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

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Directions

Travelling south from Cardigan along the A487 proceed towards Fishguard and continue for approximately 6 miles on the A487 until you reach the village of Eglwyswrw. At the centre of the village, the property is located on the left hand side as identified by the agents for sale board.

For further information or to arrange a viewing on this property please contact :

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