

# 4 bedroom detached house for sale, Crymych, Pembrokeshire SA41 (249,950 GBP)



Location **Wales, Carmarthenshire**  
<https://www.freedasz.co.uk/x-166535-z>

A character 4 bed detached house situated at the end of a track off the road with NO IMMEDIATE NEIGHBOURS and within walking distance of the rural village of Crymych....briefly comprising a large kitchen / diner, lounge, utility, on the first floor there are 4 bedrooms and a family bathroom. Outside there are large grounds around the house with several useful stone outbuildings and a dutch barn.....some with further development potential subject to planning. This house and its buildings have lots of further potential and although being completely on its own is still within walking distance to the local secondary school.LANE TO HOUSEWe are advised that there is a right of way that leads down the lane straight to a field on the bottom left hand side of the yard.ACCOMMODATIONEntrance via front door into:PORCHOpening into:KITCHEN / DINER 6.93m(22'9") x 4.85m(15'11")With double-glazed windows to the front and rear, inglenook fireplace housing the Stanley range which serves the heating and domestic hot water, a range of wall and base units, sink/drain unit, space for cooker, ceiling beams, double-glazed door out to patio area, door into lounge.ANOTHER VIEWLOUNGE 4.37m(14'4") x 3.71m(12'2")With double-glazed window to the front, fireplace, radiator.INNER HALLWAYWith staircase to first floor, doors into:UTILITY ROOMWith double-glazed window to the side, space and plumbing for washing machine, radiator.REAR PORCHWith glazed panels, door out to rear.FIRST FLOORAccessed via staircase in inner hallway and giving access to:LANDING AREAWith double-glazed window, access to loft space, radiator, doors to:BEDROOM 1 3.28m(10'9") x 2.31m(7'7")With velux roof window, built-in wardrobe and cupboards, radiator, sloping ceiling.BEDROOM 2 4.04m(13'3") x 2.57m(8'5")With double-glazed windows to the front and side, built-in wardrobes, radiator.BEDROOM 3 3.38m(11'1") x 2.69m(8'10")With Velux roof window, airing cupboard housing the hot water cylinder, radiator.BEDROOM 4 3.61m(11'10") x 3.23m(10'7")With double-glazed window to the front, built-in wardrobes, radiator.BATHROOMWith Velux roof window, corner bath, separate shower cubicle, pedestal wash hand basin, WC, part-tiled walls.EXTERNALLYThe property is approached via a private track which gives access to the front courtyard with plenty of parking/turning space. There is a garden area to the side and also a fenced garden area the rear which is mainly laid to lawn with a dutch barn. We are advised that there is a right of way that leads down the lane to a field on the bottom left-hand side of the court yard.STONE SHEDAttached to the side of the property.DUTCH BARNDETACHED STONE BARNSMALLER STONE BARNREAR VIEW OF PROPERTYWOODED GLADEGARDENS AND TREE HOUSEANOTHER VIEWSTREAM RUNNING THROUGH....OTHER SERVICES OFFERED\*\* MORTGAGE ADVICE \*\*\*\* CONVEYANCING \*\*\*\* SURVEYS \*\*Please contact West Wales Properties office for further details.IMPORTANT NOTICEThese 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.Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise services, fittings and equipment referred to in these particulars have been tested or warranted before purchase or that they satisfy the requirements of such as the seller to purchase the areas, fixtures, fittings or contents are given in good faith only and are not to be relied upon. The seller should be held responsible for carpets and fittings. We would like to point out that all photographs taken with a digital camera are CONFIDENTIAL. We confirm that we have carried out a thorough search of the sales particulars produced by our agent and believe them to be accurate and complete. We confirm that there are no restrictive covenants, rights of way or any other outstanding issues that may affect the value or sale of the Property.1/We confirm that if we alter the property in any way we will inform you immediately in writing of the alterations so that your details can be updated. DRAFT PARTICULARS THESE DETAILS HAVE BEEN DRAFTED ON INFORMATION PROVIDED BY THE SELLER AND WE ARE AWAITING CONFIRMATION THAT THE SELLER IS HAPPY WITH THESE DETAILS. PLEASE CHECK WITH OUR OFFICES THAT YOU HAVE RECEIVED AN APPROVED SET OF DETAILS BEFORE YOU ARRANGE TO VIEW A PROPERTY, ESPECIALLY IF YOU ARE TRAVELLING ANY DISTANCE.WMC/DCC/08/5/DRAFT These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.1

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viewings and negotiations must be made through the Company or you could be liable for our.

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