



## Ardwyn, CRYMYCH SA41 3RN

**Offers over £150,000**

**3 Bedroom 2 Reception End-Terrace House  
Village Centre Location  
Garden & Garage/Workshop  
Ideal For Couples & Families  
EER - TBC**

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**DD/BT/65539/170818**

## **DESCRIPTION**

A village centre 3 bedroom end-terrace house with good sized garage/workshop. The property is well located in the popular North Pembrokeshire village of Crymych which has a good range of amenities to include primary and secondary schooling. Internally the accommodation is well kept and suitable for a couple or family. There is a nice garden and a garage/workshop which would be ideal for someone with an interest in cars/mechanics. EER - TBC

## **SITUATION**

Crymych is found near the Pembrokeshire National Park and Preseli Hills where there are miles of scenic walks to enjoy. The village has good amenities which include primary and secondary schools, leisure centre/swimming pool, JK's mini-market shop, petrol station, post office, places to eat and drink, pharmacy, opticians, camping shop, builders merchants and a local hall which holds numerous events and activities. Towns in the area are easily reached by road. Cardigan is approx 15 minutes drive, Narberth is approx 25 minutes drive, Fishguard is approx 35 minutes drive, Carmarthen is approx 40 minutes drive and Haverfordwest is approx 45 minutes drive.

## **ENTRANCE HALL**

Double-glazed front door with frosted glass opens into entrance hall, radiator, stairs to first floor, opening to living room, door to:

## **DINING ROOM**

12'6 x 12'4 (3.81m x 3.76m)  
Double-glazed bay window to front, radiator, fire surround with electric fire, space for table and chairs, fitted

storage cupboards.

## **LIVING ROOM**

12'11 x 11'4 (3.94m x 3.45m)  
Gas fireplace, fitted display cabinets, wood laminate flooring, double-glazed internal window to rear, understairs storage cupboard, door to:

## **KITCHEN**

10'4 x 8'9 (3.15m x 2.67m)  
Fitted wall and base storage units with worktops over, electric oven, 4 ring electric hob with pull-out extractor hood over, single drainer sink, plumbing for dishwasher, laminate flooring, double-glazed door to rear porch, double-glazed window to side, radiator, door to:

## **UTILITY**

9'6 x 8' (2.90m x 2.44m)  
Fitted cupboards, single drainer sink, plumbing for washing machine, Worcester oil fired boiler servicing the domestic hot water and central heating, double-glazed window to side and rear.

## **REAR PORCH**

Double-glazed external door, double-glazed windows.

## **FIRST FLOOR LANDING**

Spindle balustrade, access to loft space, doors to:

## **BEDROOM 1**

10'6 x 9'9 (3.20m x 2.97m)  
Feature fireplace, double-glazed window to front.

## **BEDROOM 2**

10'9 x 6'8 (3.28m x 2.03m)  
Double-glazed window to front.

## **BEDROOM 3**

11'6 x 9'8 (3.51m x 2.95m)  
Double-glazed window to rear, fitted wardrobes.

## **BATHROOM**

11'6 x 8'10 (3.51m x 2.69m)  
Comprising a bath, separate shower cubicle, pedestal

wash hand basin, WC, 2 cupboards under bath for storage, double-glazed windows to side, part tiled walls, radiator, airing cupboard.

## **EXTERNALLY**

To the rear there is a good sized garden area laid mainly to lawn with oil tank and garden path which leads to the rear of the garden with access to a good sized **GARAGE/WORKSHOP** with power, lighting, up-and-over door and pedestrian door. Vehicular access is via the rear road which leads up past the old people's home.

## **SERVICES**

We are advised that mains water, electricity and drainage are connected.

## **VIEWING**

By appointment with the selling Agents on 01239 612080 or e-mail [cardigan@johnfrancis.co.uk](mailto:cardigan@johnfrancis.co.uk)

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **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 Cardigan, head on the A478 road for approx 7 miles until reaching the large country village of Crymych. Turn right immediately after the Crymych Arms onto the Newport Road and a short distance ahead on the left-hand side you will find Ardwyn identified by our For Sale Board.