



## Ucheldir, TEGRYN SA35 0BE

**Offers in the region of £229,995**

Modernised 3 Bed Bungalow  
Wow Factor Kitchen  
Far Reaching Views  
Done To A High Standard  
Garage & Ample Parking  
EER -

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**DD/RO/69641/170619**

## **DESCRIPTION**

A modernised 3 double bedroom detached bungalow with outstanding far reaching countryside views situated in the popular North Pembrokeshire village of Tegryn. The property sits within a good size level plot with front and rear gardens plus ample off road parking and turning space on a large gravelled driveway. Internally the current owners have installed a fabulous kitchen with quality branded appliances, a luxury fully tiled bathroom and shower, decorated to a high standard and fitted oak wooden flooring. Adjoining the bungalow is a useful garage which can also make an excellent workshop. Viewers of all ages should consider this excellent property to be their next home and internal viewing is greatly encouraged.  
EER -

## **SITUATION**

Tegryn village is located in North Pembrokeshire, near the Preseli Hills and is surrounded by open countryside. The village has a primary school, public house and vehicle repair garages. Greater amenities are found at the larger and busy village of Crymych which has a good range of convenience shops, petrol station, pharmacy etc and has primary & secondary schooling with a leisure centre. The area is centrally positioned for reaching the larger towns of Cardigan, Carmarthen, Fishguard and Narberth.

## **ENTRANCE HALLWAY**

Enter via frosted double glazed front door with matching side screen, oak wooden flooring, built-in cloaks cupboard, built-in airing cupboard with radiator and shelving, loft access, doors to:

## **LOUNGE**

14'8 x 11'10 (4.47m x 3.61m)

Double glazed window to front, stone surround fireplace with tiled hearth, radiator.

## **KITCHEN/DINER**

15'9 x 10'9 (4.80m x 3.28m)  
Modern range of storage units with wooden worktops over, 1½ bowl single drainer sink, recessed floor to ceiling high gloss storage units with built-in eye level Neff oven and microwave, integrated Neff dishwasher, Neff electric hob with extractor hood over, integrated fridge/freezer, tiled flooring, part tiled walls, LED plinth lighting, vertical radiator, double glazed external French doors and window to rear enjoying fabulous far reaching countryside views, door to:

## **UTILITY**

8'1 x 5'6 (2.46m x 1.68m)  
Tiled flooring, matching wall and base storage cupboards with wooden worktops over, single drainer sink, plumbing for washing machine, space for tumble dryer, modern oil fired combination boiler servicing the domestic hot water and central heating, part tiled walls, double glazed external door to rear garden.

## **BEDROOM ONE**

14' x 12'1 (4.27m x 3.68m)  
Double glazed window to rear enjoying the fabulous country views, radiator.

## **BEDROOM TWO**

12' x 8'6 (3.66m x 2.59m)  
Double glazed window to front, radiator.

## **BEDROOM THREE**

11'1 x 8'5 (3.38m x 2.57m)  
Double glazed window to front, radiator.

## **BATHROOM**

10'3 x 6'3 (3.12m x 1.91m)  
Comprising corner shower cubicle with shower unit fed from boiler, double ended bath with mixer tap, wash hand basin set in vanity storage unit, WC, heated mirror with Bluetooth connection and lighting, tiled flooring, tiled walls, heated towel radiator, frosted double glazed window to rear.

## **EXTERNALLY**

The property is approached via its own gravelled driveway which provides ample off road parking/turning to the front and side, as well as access to **ADJOINING SINGLE GARAGE 18'7 x 10'5** with up and over door to front, double glazed pedestrian rear door, power and lighting connected. The front garden area is level and laid mainly to lawn with a wooden fenced boundary. The rear garden is level with a lawn and garden borders having plants and shrubs. From the garden there are spectacular far reaching countryside views.

## **SERVICES**

We are advised mains water, electricity and drainage are connected with oil fired central heating.

## **VIEWING**

By appointment with the selling Agents on 01239 612080 or e-mail 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 Crymych take the road signposted to Tegryn and follow the road and signs until reaching the village, as you come into Tegryn you will pass the pub on your left and a garage on your right, continue through the village heading towards the school and Ucheldir is found on the left hand side identified by our for sale sign.