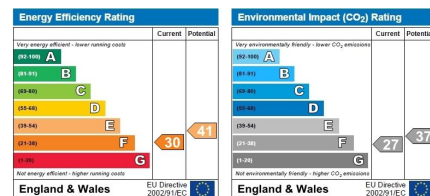




Gelly House, Gelly, Clynderwen SA66 7HR

Offers in the region of £270,000

3 Bedroom Semi Detached Cottage
Character Property, Village Location
Oil Fired Heating, Double Glazing
Ideal Family Home/Investment Property.
EPC Rating



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DESCRIPTION

Semi-detached cottage, rarely do these properties come to market it is one of four renovated Mill Cottages. The accommodation comprises of lounge, kitchen/dining, conservatory, 3 bedrooms, family bathroom and attic room. It offers a good sized lawned garden accessed from the side of the house and to the rear pleasant countryside views. The property boasts features such as beamed ceilings, stone tiled floors, deep window sills, oil fired heating and double glazing.

SITUATION

Gelli is a small hamlet in the Parish of Llawhaden, it is approx. 3 miles from Narberth and approx. 8 miles from Haverfordwest with the nearest train station approx. 2 miles away in Clynderwen.

PORCH

Entered via upvc door, fitted carpet.

ENTRANCE HALL

Ceiling light, dog leg staircase to first floor landing double glazed window to rear, storage cupboard under stairs.

LOUNGE

14'1 x 12'6 (4.29m x 3.81m)
Beamed ceiling, wall lights x 4, double glazed windows to fore and rear, fireplace, radiator, fitted carpet.

KITCHEN/DINING ROOM

14'6 x 14'2 (4.42m x 4.32m)
Beamed ceiling, double glazed window to fore, double glazed windows to rear x 2, ceiling light, range

of matching wall and base units with worktop over, built in electric oven and grill with 4 ring ceramic hob and extractor fan over, space for fridge, radiator, stone tiled flooring, stable door to rear garden, wood door to:

CONSERVATORY

12'4 x 8'8 (3.76m x 2.64m)
Dwarf walled with double glazed windows to 3 sides, double glazed roof and patio doors to garden, wall lights x 2, tiled flooring.

FIRST FLOOR LANDING

Ceiling lights x 2, double glazed windows x 2 to fore, radiator, fixed staircase to attic space, fitted carpet.

BEDROOM 1

14'2 x 12'8 (4.32m x 3.86m)
Ceiling light, double glazed window to fore and rear, radiator, wood flooring.

BEDROOM 2

10'7 x 6'9 (3.23m x 2.06m)
Ceiling light, double glazed window to rear, radiator, fitted carpet.

BEDROOM 3

7'4 max X 6' max (2.24m max X 1.83m max)
Ceiling light, double glazed window to rear, radiator, fitted carpet.

FAMILY BATHROOM

5'8 x 5'7 (1.73m x 1.70m)
Ceiling light, extractor fan, obscure double glazed window to side, P-shaped bath with shower over and glass screen, low level WC, pedestal wash hand basin, radiator, wood flooring.

EXTERNALLY

Approached to the fore on a shared gravelled entrance. The garden is located to the side of the

property is mainly laid to lawn, it slopes down to the rear and accessed from the kitchen there is a path at the bottom of the garden which allows rear access from the road.

SERVICES

We have been advised that mains water and electricity are connected, private drainage. Oil fired central heating.

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 proceed up Redstone Road to the A40 and proceed across towards Bethesda. follow road out of village till come to t-junction take left and follow road proceeding down hill, at the bottom take the left turn and follow the road into the village where the property can be found on the right identified by our for sale board.