

NEW  
INSTRUCTION



## Ashdean Glandwr, Whitland SA34 0YD

**Offers in the region of £195,000**

3 Bedroom Detached Bungalow

Double Glazing and Oil Central Heating

Enclosed Garden and Parking

Garage

Village Location with Rural Views

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## DESCRIPTION

A large 3 bedroom detached bungalow on a mature plot with views over the surrounding countryside, rural but not isolated.

Located in the pretty village of Glandwr, a short drive from Narberth Town, its shops, amenities, school and doctors. The larger towns of Haverfordwest and Carmarthen are approx 30 minutes drive away.

The property is in need of modernisation throughout, but will make a lovely family home when completed.

Briefly comprising of lounge/diner, kitchen, 3 bedrooms with good sized external space, parking for approx 5 cars and garage. This property is chain free.

## PORCH

4' x 3'5 (1.22m x 1.04m)  
Entrance door with frosted patterned panes, long double glazed windows to the right, entrance porch, carpet.

## LOUNGE/DINER

21'6 x 20'6 (max) (6.55m x 6.25m (max))

Double glazed window to the front, sliding double glazed french doors to the rear, fully carpeted, brick fireplace, hatch from dining room into kitchen, radiator.

## KITCHEN

16'2 x 10'7 (4.93m x 3.23m)

Double glazed window to the rear, hatch to dining area, space for free standing cooker, LPG gas hob, extractor fan, floor standing Worcester boiler, radiator, single stainless sink with draining board, range of wall and base units with worktops, entry door to

## UTILITY ROOM

8'4 x 5'3 (2.54m x 1.60m)

Double glazed window to the rear, part glazed door to

the rear, space for white goods.

## HALLWAY

14'6 x 3'8 (4.42m x 1.12m)  
Carpeted floor, radiator, 1 double storage cupboard, 1 single storage cupboard.

## BATHROOM

7'9 x 6'3 (2.36m x 1.91m)  
Frosted double glazed window, tiled walls throughout bath with mixer tap and overhead shower, wash hand basin, w/c.

## BEDROOM 1

13'4 x 12'9 (4.06m x 3.89m)  
2 x double glazed windows to the front, carpeted floor, radiator, built in double storage cupboard, entry to

## EN SUITE

6'1 x 2'8 (1.85m x 0.81m)  
Frosted double glazed window, tiled walls, low level w/c, wash hand basin.

## BEDROOM 2

12' x 9'7 (3.66m x 2.92m)  
Double glazed window to the rear, radiator, carpet floor, built in double wardrobe

## BEDROOM 3

8'4 x 7'8 (2.54m x 2.34m)  
Double glazed window to the rear, radiator, carpet floor.

## GARAGE

16'3 x 10'7 (4.95m x 3.23m)  
Up and over garage door, single door to the rear.

## EXTERNAL

To the front, parking for approximately 5 cars, access to the garage, access to garden from both sides of property, lawn area to the front with rural views, to the back garden you have a small patio area, steps leading to the top of the garden space, access to greenhouse and surrounding rural views.

Rear garden is mainly laid to mature shrubs and hedges.

## SERVICES

We have been advised that mains water and electricity is connected, the property is on private drainage and 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

## FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisNarb or on facebook  
www.facebook.com/JohnFrancisEstateAgents

## TENURE

We are advised that the property is Freehold

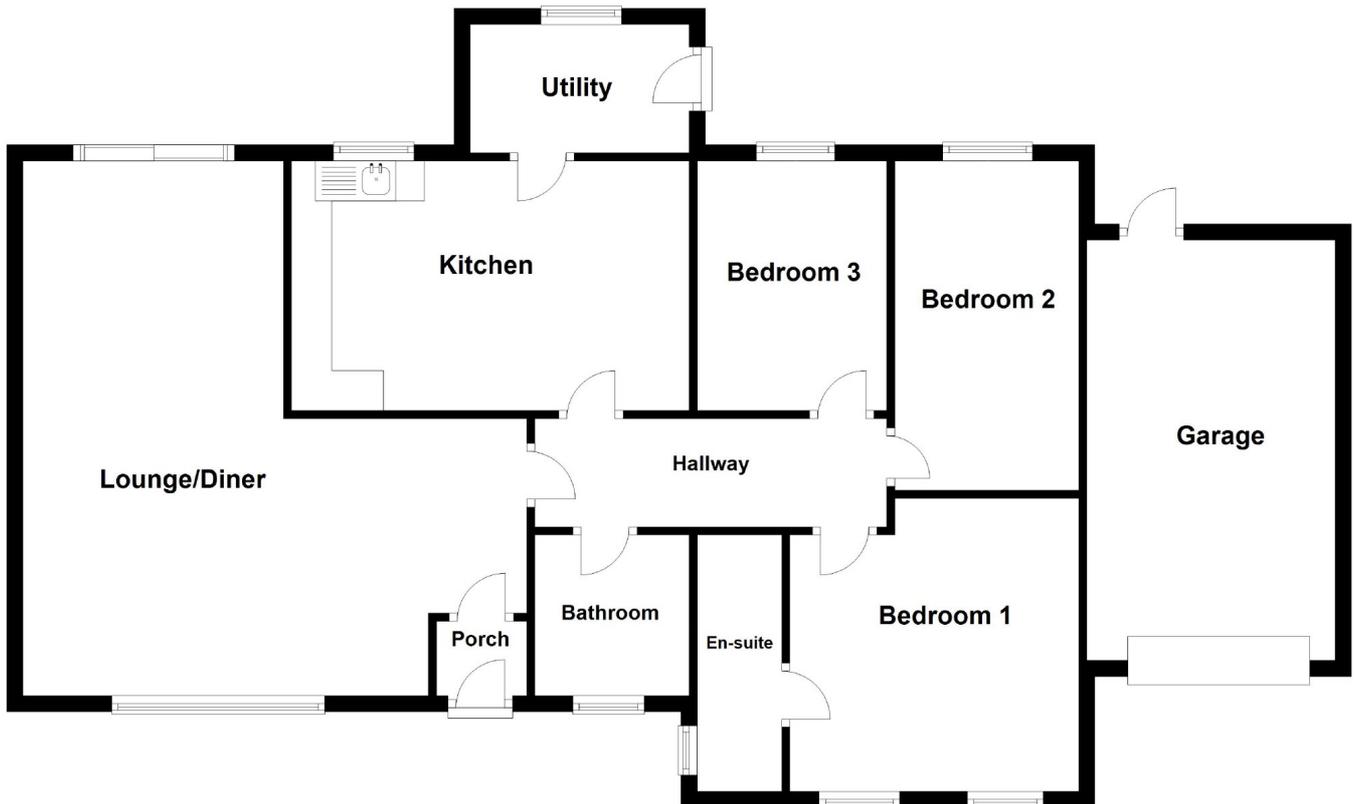
## GENERAL NOTE

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 head to the A40 at Penblewin Roundabout take the second exit and drive through the villages of Clunderwen and Llandissilio then you take the right hand turning at the sign directing to Glandwr, stay on this road until it you reach the junction in Glandwr Village next to an upholstery shop, turn left here and you will find the property on the left hand side of the road with a John Francis for sale board.

## Ground Floor



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| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | 75        |
| (55-68) <b>D</b>                                   | 58                         |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

**John.  
Francis**