



## Hafod Lon

Penffordd | Clynderwen | SA66 7HY

OIEO: £260,000 | Freehold | EPC: E





Introducing this charming detached four-bedroom bungalow in the tranquil village of Penffordd, nestled in the heart of the picturesque Pembrokeshire countryside. Ideal for coastal explorers and those who cherish rural village life, this home offers the perfect blend of serenity and modern comfort.

Upon entry, you are welcomed into a well-equipped storm porch, perfect for storing outerwear after countryside walks. The spacious lounge features engineered oak flooring, large front windows that flood the room with natural light, and a feature log burner set upon a slate hearth, creating a warm and inviting focal point. This leads to the open-plan kitchen, boasting modern amenities including a range of matching eye and base level units and integrated appliances—a culinary delight. The utility room and rear porch add practicality and extra storage options. The property offers four well-proportioned bedrooms, with the master providing the potential for a further reception room if desired. The modern shower room is fully equipped to meet the needs of contemporary family living.

Externally, the property benefits from ample off-road parking to the side via double five-bar gates and additional parking at the front. The rear features a useful workshop, external WC, and adjoining log store. The garden includes a beautiful patio area perfect for alfresco dining and entertaining, a good-sized lawn, a garden shed, and an oil tank. There is also a secluded trellis-fenced area with well-established raised beds for fruit and vegetables, all enclosed by a fenced perimeter.

Penffordd is perfect for those seeking a home with far-reaching views over farmland towards the Preseli Mountains. The location, near the Pembrokeshire Coast National Park, offers ample opportunities to enjoy unspoilt scenery. The village is conveniently situated within easy reach of major towns such as Narberth, just 6-7 miles away, and Haverfordwest, the county town, around 10 miles distant. Nearby villages like Clarboston Road, Glandy Cross, Maenclochog, and Crymych provide a good range of local services, including schools, shops, and other amenities.



### Storm Porch

Featuring a uPVC front door with tiled flooring and windows to side aspects, providing a bright and welcoming entrance. Ample storage space ideal for coats, hats, and shoes, leading to the entrance hallway.

### Lounge

**4.29m x 3.95m (14'1" x 12'11")**

Featuring engineered oak flooring, a large window to the fore aspect, and a log burner set upon a slate hearth with a mantel above, this cosy lounge offers a warm and inviting atmosphere. Open plan leading to:

### Kitchen

**5.09m x 3.00m (16'8" x 9'10")**

The kitchen boasts slate tiled flooring, a range of matching eye and base level units with solid worktops, an integrated dishwasher, an electric oven with a four-ring stove and extractor hood, an eye-level microwave and windows overlooking the rear aspect.

### Utility Room

**3.22m x 1.91m (10'7" x 6'3")**

With slate tiled flooring, this practical utility room includes a Grant boiler, windows to side and rear aspects and ample shelving for further storage.

### Conservatory / Rear Porch

**2.34m x 1.64m (7'8" x 5'5")**

Fully glazed with polycarbonate roof, this useful area has been utilised by the current owners for storage and as a boot room, featuring slate tiled flooring, windows to the rear aspect, and french doors leading to the garden and storage areas, offering a bright and functional space.

### Bedroom One

**3.95m x 3.60m (12'11" x 11'10")**

This spacious master bedroom includes carpet underfoot, a window to the fore aspect, an electric fireplace with a slate hearth and oak feature mantel, and a radiator, creating a cosy and inviting retreat.

### Bedroom Two

**3.95m x 3.00m (12'11" x 9'10")**

A comfortable room with carpet underfoot, a window to the fore providing ample natural light and a radiator.

### Bedroom Three

**3.20m x 3.00m (10'6" x 9'10")**

A tranquil space featuring carpet underfoot, window to the rear aspect, and a radiator.

### Bedroom Four / Office

**2.10m x 1.91m (6'11" x 6'3")**

This versatile room is suitable for use as a home office or single guest bedroom, featuring carpet underfoot, a window to the rear aspect, and a radiator.

### Shower Room

**2.21m x 1.91m (7'3" x 6'3")**

The modern shower room offers tiled flooring, tiled walls, a corner shower with a sliding glass screen, a sink with a vanity unit and worktop, a WC, a heated towel rail, a glazed window to the rear aspect and an extractor fan for further ventilation.

### External

The property features ample off-road parking to the side via double five bar gates and additional on street parking at the front. The rear includes a useful workshop, external WC and an adjoining log store. The garden offers a beautiful patio area ideal for alfresco dining and entertaining, a good-sized lawn, a garden shed, and an oil tank. There is also a secluded trellis-fenced area with well-established raised beds for fruit and vegetables. The garden is enclosed by a fenced perimeter.

### Additional Information

We are advised that mains electric and water are connected. Oil fired central heating. Cess pit.

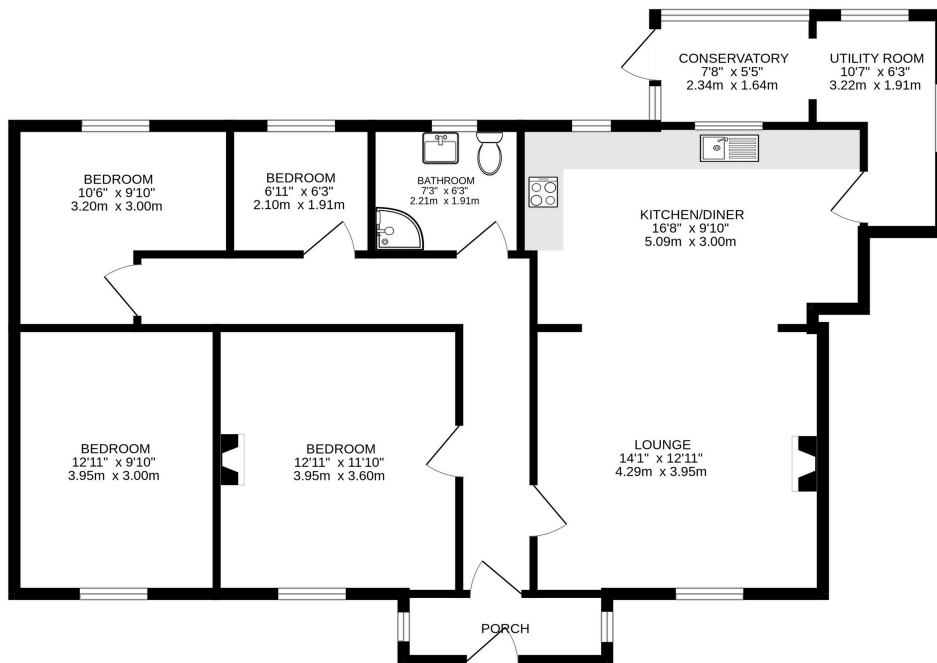
### Directions

From Narberth, travel North towards Maenclochog on the B4313, at Llanycefn Crossroads which lies some 5 miles North of Narberth, turn left signposted for Penffordd. Proceed on this road for approximately 1 mile entering the village and the property can be found on your left hand side as indicated by our "For Sale" board.

### Council Tax Band

D





TOTAL FLOOR AREA : 1035 sq.ft. (96.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92 plus)                                   | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         | 78        |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         | 54        |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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