



4 Maes Elwyn John, Reynalton,
Pembrokeshire, SA68 0PE

Tel: 01646 562387

Mobile: 07821282534

info@pembrokeshireproperties.co.uk



4 Maes Elwyn John, Reynalton, Kilgetty

Pembrokeshire SA68 0PE

Guide Price £575,000

Set on a select development of similar executive properties in the heart of the village of Reynalton, which lies between Narberth and Kilgetty. 4 Maes Elwyn John is a 4 bedroomed, 3 reception houses of larger than average size with the additional bonus of a detached 2 bedroom annexe.

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Registered office address :1 Spilman Street, Carmarthen, Wales SA31 1LE

Registration number:13486480





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- 4 BEDROOM DETACHED PROPERTY WITH ANNEXE
- 2 BEDROOM DETACHED ANNEXE
- 3 RECEPTION ROOMS
- RURAL VILLAGE LOCATION
- SUBSTANTIAL SIZED ROOMS
- AMPLE DRIVEWAY & LARGE PLOT

Tenure: We are advised the property is Freehold.

Information about the property

4 Maes Elwyn John is a 4 bedroomed, 3 reception house of larger than average size with the additional bonus of a detached 2 bedroom annexe.

Gardens are laid to lawn to the front, side and rear and a large driveway that could accommodate at least 4 cars comfortably is located to the right-hand side in front of the Annexe.

Entering the generous hallway with travertine floor tiles, the returning staircase has storage accessed below, double glazed doors to the right lead into the first reception room with a window looking out to the front garden. Another glazed single door leads to the second reception room.

This room is of very generous proportions with a feature brick fireplace with beam over, housing a large wood burner. This reception room is laid in two halves, an opening leads into the rear section where a bay window and French doors complement the other windows creating a light and airy space.

Accessing the kitchen /diner the sheer size and functionality is apparent. The kitchen set to the left is set in a u shape with an array of appliances including a range cooker and oak cabinets. The kitchen spans most of the rear of the property and has a dining area that is family oriented, sitting next to this is the large utility room from which there is rear access to the garden and path to both the log store and jewel in this property's crown, the annexe.



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Upstairs the master bedroom is a bright and spacious room with a full sized ensuite comprising both bath and shower and is fully tiled. Along the landing is the smallest bedroom, still of sufficient size for bunk beds and wardrobes.

A further two substantially large bedrooms, one of which has a built-in couch area and doubles as a single bed for guests or friends also making it a cosy reading area. A further extra-large walk-in storage room could be utilised as a walk-in wardrobe or office area or even a further ensuite. The family bathroom is tiled throughout with a full-size bath and separate enclosed shower, low level wc and sink.

The Annex

This makes 4 Maes Elwyn John a very desirable property, ideal for those wishing for family members to stay or for adult children to have their own independence. This is a substantial property in itself within the grounds of the detached 4-bedroom property. The annex comprises of a great sized reception/diner and well-planned galley kitchen, leading to the stairs and utility room. Upstairs there are two sizable bedrooms with Velux windows and a family bathroom.



Detached 4 Bedroom Property

Ground Floor

Entrance Hallway 3.4m x 3.2

Kitchen /Diner 5.4m x 2.9m

Utility Room 2.9m x 2.5m

Reception One 4m x 3.3m

Reception Two 8.8m x 5m

Cloakroom 2.3m x 0.9m

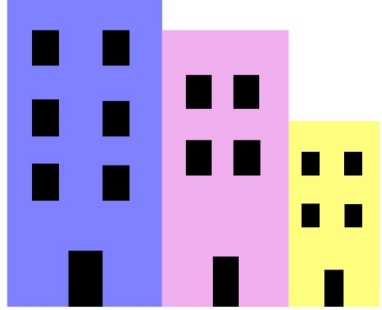


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First Floor

Master Bedroom 4.3m x 3.7m

Ensuite 2.4m X 2.3m

Bedroom Two 2.6m x 4.6m

Bedroom Three 2.6m x 2.4m

Bedroom Four 3.6m x 3.8m

Family Bathroom 3.3m x 2.4m

Detached Annexe

Ground Floor

Living Room / Diner 5.8m x 4.4m

Kitchen 3.8m X 1.8m

First Floor

Bedroom One 4.6m x 2.5m

Bedroom Two 3.3m x 3m

Bathroom 2.5m x 2.2m

SERVICES

We are advised all mains services are connected to the property.
High Speed Broadband is connected, LPG Central Heating System.

EPC RATING—C

COUNCIL TAX BAND—

VIEWINGS

Strictly by appointment only with a member from Pembrokeshire Properties Estate Agents Ltd 01646 562387

GENERAL NOTE

All information used for marketing material has been provided and advised to us by the legal property owner. Floorplans and dimensions are approximates and may differ. All interested parties should satisfy themselves with the information.



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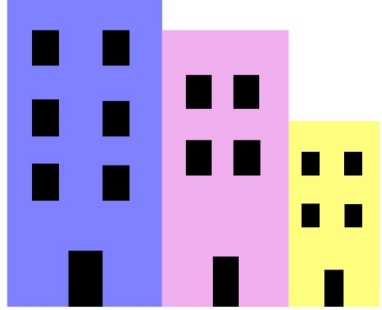
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Property Floorplan

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