



6 Bryn Deri, Llanychaer, Fishguard, Pembrokeshire, SA65 9TE

£235,000

- 3 Bedroom Semi Detached House
- Rural Village Location
- Local Authority Restrictive Covenant
- Off Road Parking For Multiple Vehicles
- No Onward Chain
- EPC Rating F

6 Bryn Deri, Fishguard SA65 9TE

Nestled in the charming village of Llanychaer, Fishguard, this delightful extended and modernised 3 bedroom semi-detached house offers a perfect blend of modern living and serene countryside charm.

One of the standout features of this home is the stunning countryside views that can be enjoyed from the rear. The outdoor space includes off-road parking and a low-maintenance rear garden, which is currently laid to gravel as well as a designated patio area awaiting completion by the new owners.



Council Tax Band: C



Property

6 Bryn Deri is a recently renovated and extended 3 bedroom semi detached house requiring some finishing touches situated on the outskirts of the rural village of Llanychaer. The accommodation briefly comprises an impressive modern fitted kitchen, 2 reception rooms, wet room and cloakroom to the ground floor, 3 bedrooms and shower room to the first floor and a loft room to the second floor. Externally the property benefits from off road parking for multiple vehicles, front and rear gardens laid mainly to gravel with space for a patio area overlooking unspoilt countryside and river views.

Location

Located on the outskirts of the rural village of Llanychaer, Bryn Deri is surrounded by Pembrokeshire countryside but benefits from a short drive of approximately 2 miles to the coastal town of Fishguard with all its local amenities including ferry port, train station, supermarkets, cafes, primary and secondary schools.

Directions

From Fishguard take the turning off the A487 onto Hamilton Street and take the left hand turn onto the B4313. Continue along the B4313 into the village of Llanychaer, going straight at the junction by the Brigend Inn towards Cwm Gwaun and Maenclochog, take the next left hand turn onto Bryn Deri. No. 6 Bryn Deri can be found on your left hand side clearly identified by our Town Coast & Country Estates For Sale board. For GPS purposes the postcode is SA65 9TE.

Reception Room

French doors to front. Window to side. Stairs to first floor landing. Radiator. Partially glazed door to

Hallway

Storage cupboard. Partially obscure glazed door to

Reception Room

Window to front. Radiator.

Kitchen/Dining Room

Windows to side and rear. French doors to rear patio. Range of wall and base units with work surface over. Stainless steel sink and drainer with tap over. Integrated electric oven and electric hob with extractor over. Wall mounted Worcester combi boiler. Exposed beams to ceiling. Wood flooring. Partially tiled walls. Radiator. Door to

Wet Room

Obscure glazed window to side. Wash hand basin. Overhead shower. Partially tiled walls. Heated towel radiator.

Cloakroom

W/C

First Floor Landing

Window to rear. Stairs to loft room. Storage cupboards. Door to

Shower Room

Obscure glazed window to side. Shower cubicle with electric shower over. W/C Wash hand basin. Heated towel radiator.

Bedroom

Window to front. Built in storage cupboards. Radiator.

Bedroom

Windows to front. Built in storage cupboards. Radiator.

Bedroom

Windows to side. Radiator.

Loft Room

Sloped ceiling. Velux windows to rear. Under eaves storage. Radiator.

Externally

Double wooden gates open up onto the driveway that sweeps around to the rear of the property, offering off road parking for multiple vehicles. To the front of the property, a ramp up leads to the entrance door with decorative walled garden bed to the side. The rear garden is laid mostly to gravel, housing wooden storage shed and a patio area laid out ready for final touches to be added. Both the patio area and rear garden over look the

peaceful woodlands and the River Gwaun that can be accessed through the gate and steps down from the back.

Tenure

We are advised the property is freehold.

Services

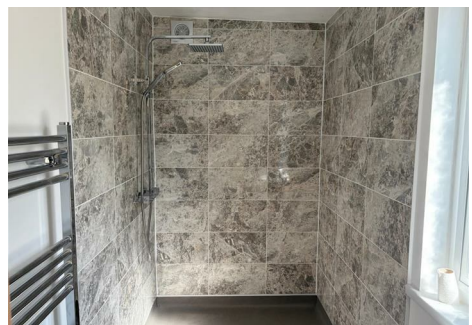
Viewings

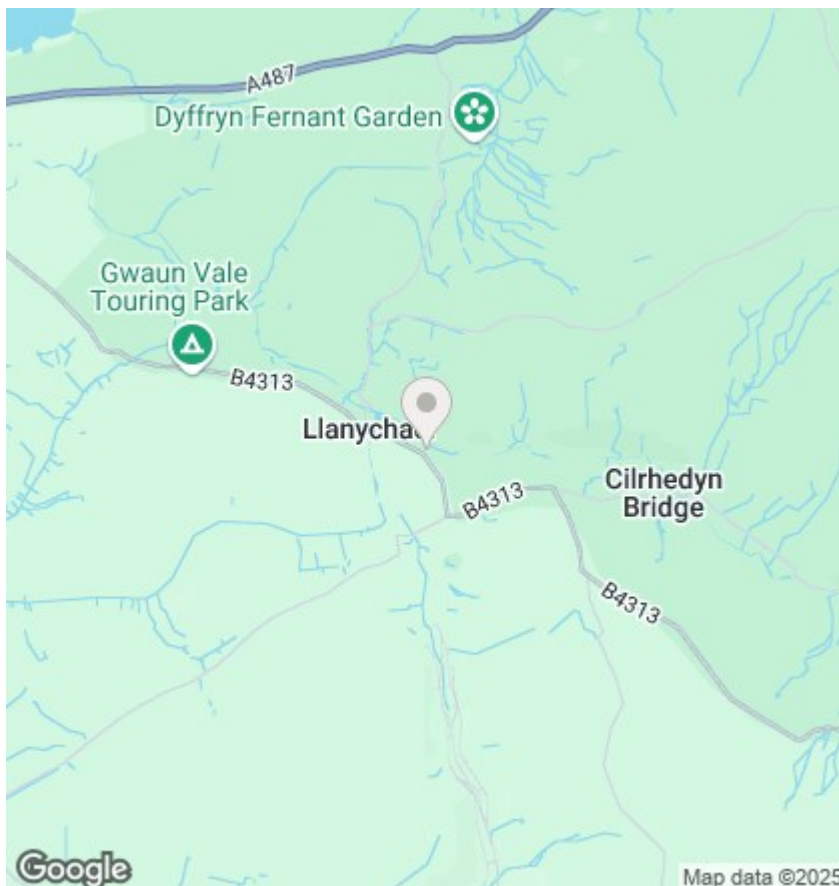
Strictly by appointment through Town, Coast & Country Estates please.

Agent's Notes

Please note this property has a local authority restrictive covenant.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	21	50
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

General Information

General: 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 in 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. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: 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. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE PROPERTY.