

WK/WJ/79202/191120

DESCRIPTION

A three bedroom semi detached house which has been recently upgraded to provide lovely modern accommodation, has double glazing and an LPG gas central heating. There is a large decked patio and good sized garden to the rear enjoying beautiful countryside views across the valley, plus a garden to the front. This is an ideal 1st time buyer, family or retirement home.

NB There is a current water supply issue which is being addressed with Welsh Water and Pembrokshire county council.

HALL

Entered via door to front, double glazed window, radiator, laminate flooring, stairs to first floor, door to;

SITTING / DINING ROOM

15'11 x 10'11 (4.85m x 3.33m)

Laminate flooring, double glazed window to front, double glazed French doors to rear leading onto decked patio, fireplace with inset multi-fuel stove on slate hearth with wooden mantle, TV point, radiator.

KITCHEN

10'3 x 9'7 (3.12m x 2.92m)
Fitted with a range of wall and base units with worktops over, plumbing for washing machine, integral dishwasher, Belling slot-in 4 ring electric cooker, single drainer sink with mixer tap, radiator, tiled floor, 2 double glazed windows, understairs storage cupboard, tiled floor, wall mounted gas fired boiler servicing the domestic hot water and central heating

system, provision for fridge/freezer, double glazed external door to rear.

BATHROOM

Suite comprising "P" shaped bath with shower over and shower door, WC, wash hand basin, tiled walls, double glazed window, radiator, tiled floor.

FIRST FLOOR LANDING

Carpet, radiator, access to loft, double glazed window to rear with views over the valley, doors to;

BEDROOM 1

16' x 9'2 (4.88m x 2.79m)
Carpet, radiator, TV point, double glazed window to front and rear with countryside views.

ENSUITE SHOWER ROOM

Suite comprising shower cubicle with mains shower over, WC, wash hand basin, radiator, tiled walls, extractor, ceiling downlighters.

BEDROOM 2

11'2 x 8'3 (3.40m x 2.51m)
Carpet, double glazed window to front, radiator, storage cupboard.

BEDROOM 3

8'2 x 8'1 (2.49m x 2.46m)
Double glazed window to rear with countryside views, carpet, radiator.

EXTERNALLY

The front is approached via shared access steps. To the front is a garden area laid to lawn with shrubs and garden **SHEDS**. LPG gas tank. Gated side access leads to the rear where there is a large decked patio area and steps down to a good sized garden area laid mainly to lawn with trees, shrubs and views

across the valley. Outside water tap.

SERVICES

We are advised that mains electricity is connected to the property. Private water and drainage. LPG gas fired central heating system.

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VIEWING

By appointment with the selling Agents on 01348 873070 or e-mail fishguard@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 Fishguard take the A40 towards Haverfordwest and take the left turning signposted for Trecwn. On reaching the T-junction turn left following the road along and taking the next turning right towards Trecwn and towards the old MOD base. Take the turning to the left onto Barham Road, continue along and the property will be found on the right hand side identified by our John Francis For Sale board.