



Golygfa , Eglwysrwrw, SA41 3TA

£385,000

A deceptively spacious Three Bedroom Detached Bungalow with spacious grounds and large undercroft storage beneath. The accommodation comprises: Entrance Hall, Living Room, Kitchen/Diner, Inner Hall, W.C. Utility Room, Rear Porch, Three Bedrooms and a Four Piece Bathroom. Externally, 'Off Road' Parking and Garage, Good Sized Gardens and Storage/Workshop.

Situation

Golygfa stands within a few hundred yards or so of the main A487 Fishguard to Cardigan road and fronts onto the B4329 Crosswell Turn to Haverfordwest road.

Crosswell Turn is a hamlet which has a cluster of dwellings as well as a Petrol Filling Station/Store.

Some 6 miles or so north is the Market Town of Cardigan, which has the benefit of a good shopping centre, together with a wide range of amenities and facilities.

The Coastal Town of Newport is some 5 miles or so South West and has the benefit of several Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, etc., etc.

The Pembrokeshire Coastline at The Parrog, Newport, is within easy car driving distance and also within easy reach are the other well known sandy beaches and coves at Newport Sands, Ceibwr, Poppit Sands, Cwm, Aberfforest, Cwm-yr-Eglwys and Pwllgwaelod.

The Preseli Hills, being close by, provide good walking, rambling and pony trekking facilities.

Description

Golygfa comprises a detached single storey bungalow residence of cavity concrete block construction with mainly rendered and whitened roughcast elevations under a pitched Redland Cambrian composition slate roof.

Covered Entrance Porch

With downlighter.

Hardwood glazed entrance door to:-

Hall



Radiator, built-in cloak cupboard with storage cupboard above, Honeywell Central Heating thermostat control, alcove with shelves, telephone point, concealed lighting, door to:-

Living Room 22' x 12'4" (6.71m x 3.76m)



2 Hardwood double glazed windows, affording delightful rural views, hardwood double glazed patio door to rear

patio, tiled fireplace with hardwood surround, housing a Baxi Bermuda LP gas fire heating the domestic hot water and firing central heating, hardwood television shelf and video recess, TV point, 2 radiators.

Kitchen/Dining Room 20'1" x 11'11" (max) (6.12m x 3.63m (max))



Part carpeted floor and part ceramic tiled floor, range of wall and base units, single drainer sink unit, built-in dishwasher, built-in fridge, 4 ring LP gas Hotpoint cooker hob, cooker hood, 3 hardwood double glazed windows, TV point, telephone point, Breakfast Bar, 2 radiators.

Rear Entrance Hall

Ceramic tiled floor, doors to Utility Room, Separate WC and:-

Rear Porch

Ceramic tiled floor, hardwood single glazed window, door to rear patio.

Separate WC

Ceramic tiled floor, extractor fan.

Utility Room 10'3" x 7'3" (3.12m x 2.21m)



Ceramic tiled floor, single drainer stainless steel sink unit with companion unit, range of base and wall units, airing cupboard with a prelagged hot water cylinder and immersion heater, Hotpoint built-in eye level double oven, Honeywell Central Heating thermostat control, hardwood double glazed window with delightful rural views, tiled splashback, electricity consumer unit, plumbing for an automatic washing machine.

Inner Hall

Radiator, access to the insulated and part boarded loft with electric light, via an aluminium Slingsby type ladder.

Bedroom One 13'2" x 10'11" max (4.01m x 3.33m max)



2 built-in wardrobes, hardwood double glazed window, telephone point, TV aerial cable.

Bedroom Two 12' x 10'10" (3.66m x 3.30m)



2 hardwood double glazed windows, radiator.

Bedroom Three 12' x 10'10" (3.66m x 3.30m)



Fitted wardrobes with central dressing table, radiator, hardwood double glazed window.

Bathroom



Suite of bath, wash hand basin, WC and a tiled shower cubicle with a Mira Excel thermostatic shower and a glazed folding shower door, radiator, hardwood double glazed window, half tiled walls, mirror and shaver light/point.

EXTERNALLY



Detached Garage 17'3" x 14'8" (5.26m x 4.47m)

Of cavity concrete block construction with rendered and roughcast elevations under a pitched Redland Cambrian composition slate roof, up-and-over door, 3 strip lights, shelving, electricity fusebox, access to loft, water tap, pedestrian doorway and 2 hardwood windows.

Directly to the fore of the garage is a tarmac hard standing area which allows for ample off road vehicle parking and turning space. There is a paved patio area to the fore with a raised flower/shrub border, as well as a flowering shrub border bounding the front wall. There is a paved path surround to the property and to the rear is an elevated paved patio from where superb uninterrupted rural views of the Preseli Hills can be enjoyed. To the side and rear are lawned garden areas with flowering shrubs.

Greenhouse 10' x 8' (3.05m x 2.44m)

Storage Shed 67'6" x 18' max (20.57m x 5.49m max)

With a door to a separate WC. 3 outside lights (1 security).

Services, etc.

Services - Mains water and electricity are connected. Septic tank drainage. LP gas central heating.

Local Authority - Pembrokeshire County Council
Property Classification - Band E
Tenure - Freehold and available with vacant possession upon completion
What3Words - ///miracles.doghouse.onion

Directions

From Cardigan, take the main A487 road south west for some 5 miles, passing through the village of Eglwysrw and half a mile or so further on, in the direction of Fishguard, take the turning on the left on to the B4329 road, signposted to Haverfordwest. Continue on this road for 200 yards or so and Golygfa is situated on the left hand side of the road.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		13	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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