



2 The Street (Formerly 2 & 3 The Street), Porthgain, Haverfordwest, Pembrokeshire, SA62 5BL

Offers Over £375,000

- * An attractive Terraced (stone fronted) character Cottage (Listed Grade II) Residence.
- * Comfortable Sitting Room, Kitchen/Diner, 2 Bedrooms, Bathroom and 2 Crog Loft accommodation.
 - * Oil Central Heating, Single Glazed Windows and Roof Insulation.
- * Lawned Garden to fore with Flowering Shrubs together and an elevated rear grassed Garden with Scrub/Woodland.
 - * Multipurpose Outbuilding 24'0" x 8'0" divided into 3 Sheds together with a Store Shed 8'0" x 5'0".
 - * Vehicle Parking Space to fore adjacent to Outbuildings and the Council Road.
 - * Ideally suited for Family, Retirement, Investment or for Holiday Letting.
 - * Early inspection strongly advised. Realistic Price Guide.

SITUATION

Porthgain is a popular Fishing Village which stands on the North West Pembrokeshire Coastline between the Market Town of Fishguard (10 miles north east) and the Cathedral City of St Davids (6 miles south west).

Porthgain has the benefit of a Public House/Restaurant, a Fish Restaurant and 2 Art Galleries.

Within a mile or so is the hamlet of Llanrhian which has the benefit of a Church and a Community/Village Hall.

The larger village of Croesgoch is within 2 miles or so and has the benefit of a Public House/Post Office, an Art Gallery, Chapel, Repair Garage, Agricultural Store and a Hairdressers/Beauty Salon.

The Cathedral City of St Davids is within easy car driving distance and has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, a Bank, Public Houses, Restaurants, Hotels, Cafes, Take-Away's, Art Galleries, a Supermarket/Post Office and a Petrol Filling Station/Post Office/Store/Hotel.

The County and Market Town of Haverfordwest is some 16 miles or so south east and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Aways, Art Galleries, a Library, Petrol Filling Stations, Supermarkets, a Leisure Centre, Further Education College, The County Council Offices and The County Hospital at Withybush.

The Pembrokeshire Coastline at the Harbour in Porthgain is within a 150 yards or so of the Property and also close by the other well known sandy beaches and coves at Traeth Llyfn, Abereiddy, Whitesands Bay, Porthclais, Caerfai, Solva, Newgale, Aberfelin, Abercastle, Pwllcrochan and The Parrog.

2 The Street is situated on the edge of the village and is within a short walk of the amenities and the harbour at Porthgain.

DIRECTIONS

From Fishguard, take the Main A487 Road south west for some 9 miles and in the village of Croesgoch, take the turning on the right, signposted to Porthgain and Llanrhian. Continue on this road for a mile or so and in the hamlet of Llanrhian and upon reaching the crossroads, proceed straight across, signposted to Porthgain. Continue on this road for three quarters of a mile or so and in the village of Porthgain, No. 2 The Street is situated on the left hand side of the road. A "For Sale" Board is erected on site.

Alternatively from Haverfordwest, take the B4330 north

west for some 14 miles and in the village of Croesgoch and upon reaching the "T" junction with the Main A487 Fishguard to St Davids Road, turn left for St Davids. 60 yards or so further on, take the first turning on the right signposted to Porthgain and Llanrhian. Follow directions as above.

DESCRIPTION

2 The Street comprises a Terraced (predominantly single storied) Cottage (formerly 2 Cottages) of solid stone construction with natural stone faced front elevation and rendered rear elevation under a pitched slate roof. Accommodation is as follows:-

Entrance Door to:-

Hall

9'3" x 3'10" (2.82m x 1.17m)

With quarry tile floor, ceiling light, coat hooks, radiator, electricity meter, fuse box and consumer unit and doors to Bedroom 1, Bathroom and:-

Kitchen/Dining Room



14'8" x 9'8" (4.47m x 2.95m)

With part carpeted floor and part vinyl floor covering, inset single drainer stainless steel sink unit with hot and cold, range of floor and wall cupboards, Worcester freestanding Oil Boiler (heating domestic hot water and firing central heating), Honeywell central heating timeswitch, part tile surround, single glazed sash window, plumbing for washing machine, Velux skylight window, double panelled radiator, exposed beams, access via a ladder to Crog Loft 1 and door to:-

Sitting Room



14'11" x 14'8" (4.55m x 4.47m)

With fitted carpet, tiled open fireplace, secondary double glazed sash window, double panelled radiator, open beam ceiling, ceiling light and 2 wall lights, 6 power points, Airing Cupboard with a lagged copper hot water cylinder and immersion heater and a uPVC double glazed door to:-

Hall

4'6" x 3'8" (1.37m x 1.12m)

With fitted carpet, ceiling light, door to exterior and door to:-

Bedroom 2



15'2" x 9'0" (4.62m x 2.74m)

With fitted carpet, Velux window, single glazed sash window, double panelled radiator, tiled open fireplace, 4 power points, ceiling light, pullswitch and access via a ladder to a :-

Crog Loft 2

Doors from the Main Hall give access to a Bathroom and:-

Bedroom 1



14'9" x 9'9" (4.50m x 2.97m)

("L" shaped maximum). With fitted carpet, single glazed sash window, open beam ceiling, alcove, double panelled radiator, ceiling light, Pine tongue and groove clad wall and 4 power points.

Bathroom



6'8" x 5'9" (2.03m x 1.75m)

With fitted carpet, white suite of panelled Bath, Wash Hand Basin and WC, single glazed window, part tiled surround, ceiling light, Neptune Solo 8.2 KW Electric Shower over Bath, glass folding shower screen, mirror fronted bathroom cabinet, towel rail, toilet roll holder and radiator.

Accessed from the Kitchen/Dining Room via a ladder is:-

Crog Loft 1

14'7" x 14'4" (4.45m x 4.37m)

(maximum). With a boarded floor, sloping ceiling and a Velux window.

Accessed from Bedroom 2 via a ladder is:-

Crog Loft 2

15'0" x 15'0" (4.57m x 4.57m)

(maximum). With a boarded floor, sloping ceiling and Velux window.

Both Crog Lofts are accessed by removable ladders.

EXTERNALLY



Directly to the fore of the Property is concreted path together with a good sized Lawned area with Flowering Shrubs and Hydrangeas. Directly to the rear of the Property and accessed over a concreted path is narrow walkway with a shared set of steps giving access to an elevated Grassed Garden area which has a 291 Gallon Oil Tank.

Beyond the grassed area at the rear is a steeply sloping area of Scrub and Woodland together with the brick wall remains of an old Outbuilding.

Directly to the fore and adjacent to the Council Road is a hardstanding area which allows for a Vehicle Parking Space together with a range of Outbuildings as follows:-

Multipurpose Building



24'0" x 8'0" (7.32m x 2.44m)
(approx overall measurement) which is divided into 3 Sheds including a Store Shed, Coal Shed and Log Shed of Stone, Brick, Timber & Corrugated Cement Fibre construction with a Corrugated Cement Fibre roof. There is also a:-

Store Shed

8'0" x 5'0" (2.44m x 1.52m)

(approx) Of Timber & Corrugated Cement Fibre construction with a Corrugated Iron roof.

The boundaries of the Property are edged in red on the attached Plan to the Scale of 1/1250.

SERVICES

Mains Water, Electricity and Drainage are connected. Oil fired Central Heating. Mainly Single Glazed Windows (One window is Secondary Doubled Glazed). 4 Velux Double Glazed Skylight Windows. Telephone, subject to British Telecom Regulations. Roof Insulation.

TENURE

Freehold with Vacant Possession upon Completion.

RIGHTS OF WAYS

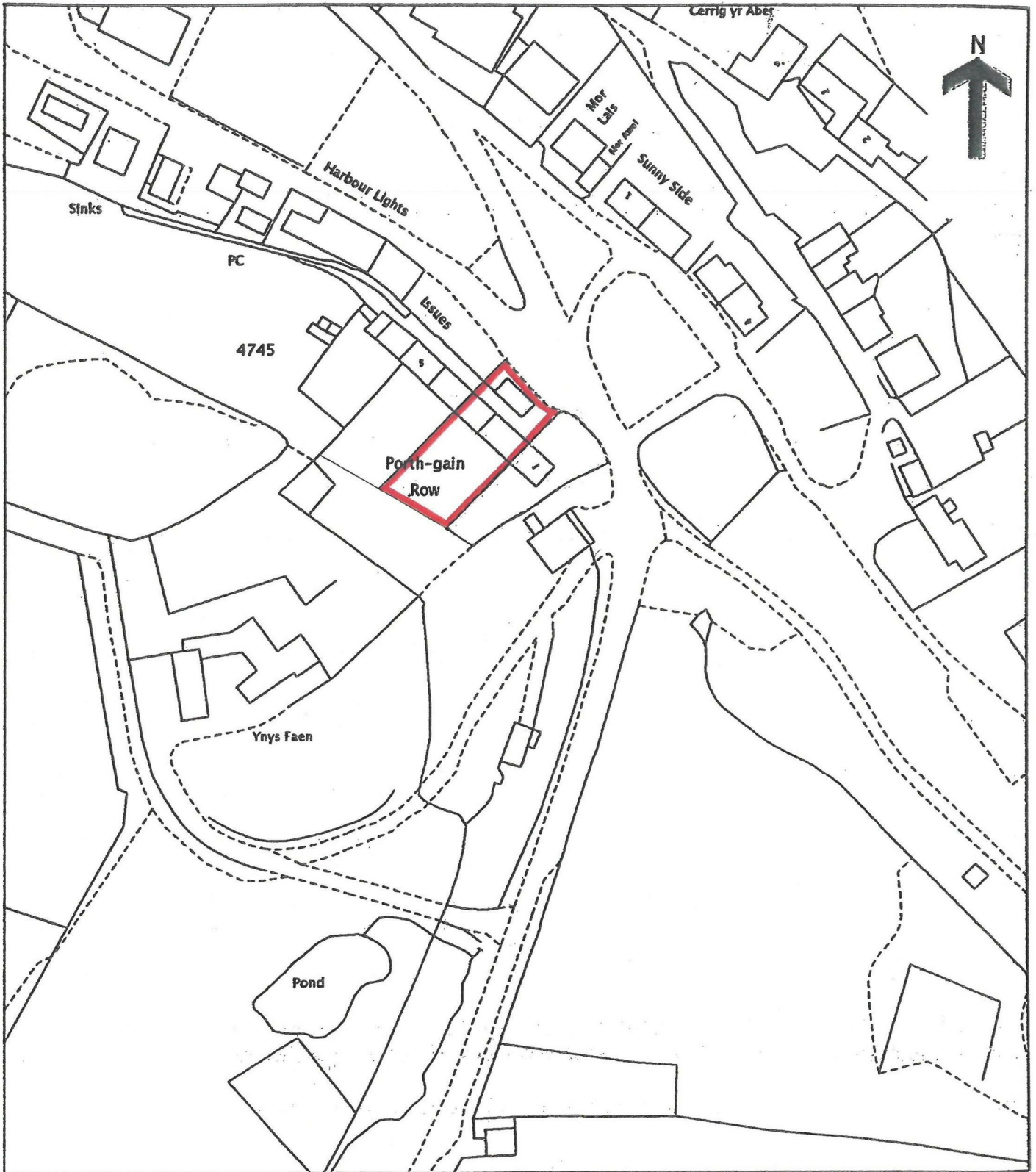
We understand that Pedestrian Access Rights of Ways exist in favour of 2 The Street over a concrete path to the fore, side and rear of 1 The Street in order to access the rear of the Property, Garden and the sloping Scrub and Woodland. The steps at the front of the Property are shared with the next door Property, 4 The Street.

LISTED BUILDING

2 The Street is a Listed Grade II Building.

REMARKS

2 The Street is an attractive, predominantly single storied Listed Grade II Cottage Residence which stands in this popular Coastal Village within a 150 yards or so of the Harbour. The Property has a wealth of character with many attractive features including natural stone walls, exposed "A" frames, open beams, quarry tiled floors etc etc. In addition, it has a Sitting Room, Kitchen/Diner, 2 Bedrooms and Bathroom accommodation on the Ground Floor and 2 Crog Lofts on the First Floor with potential for use for additional accommodation (subject to any necessary Change of Use and/or Planning Consents). There is a Lawned Garden directly to the fore with Flowering Shrubs as well as a range of Domestic Outbuildings and Vehicle Parking Space. To the rear of the Property is a good sized grassed Garden together with an area of Scrub and Woodland and the brick wall remains of an Old Outbuilding. Properties of this nature rarely appear on the Open Market and the opportunity to purchase should not be missed. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

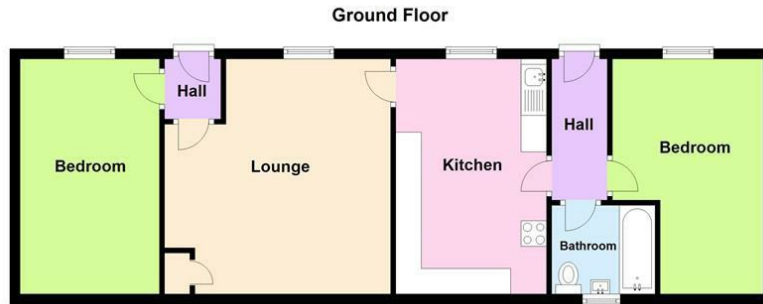


2 The Street,
Porthgain, Haverfordwest, Pembrokeshire.

Plan Not to Scale.

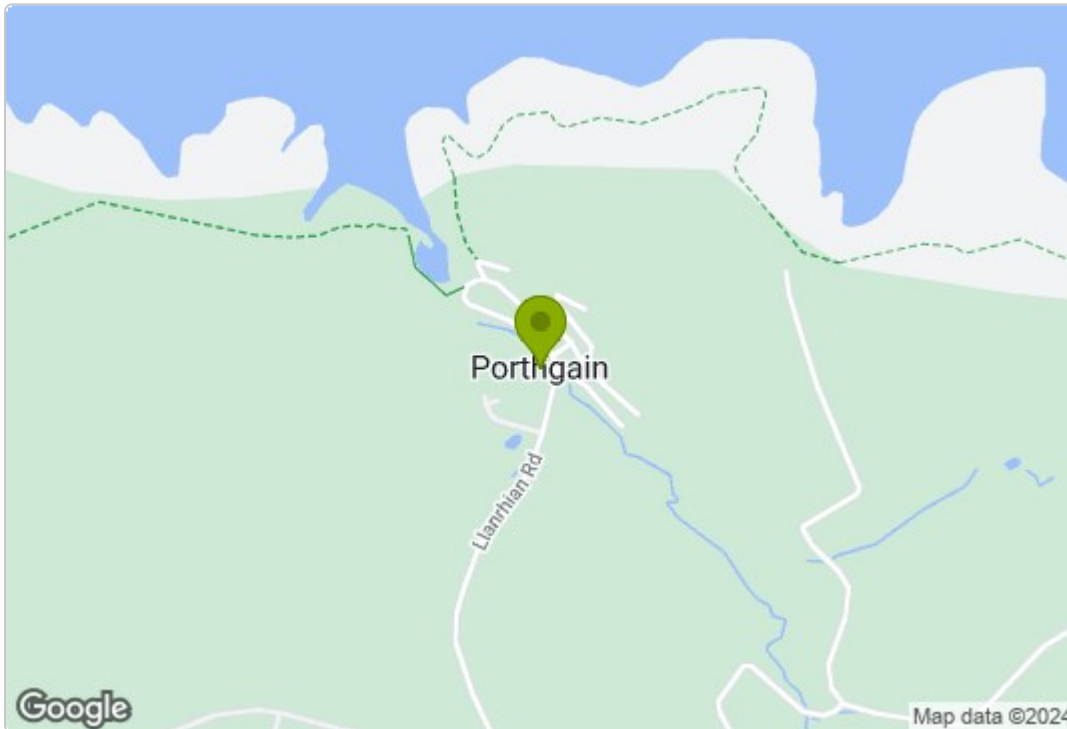
Plan for Identification purposes only.

Floor Plan

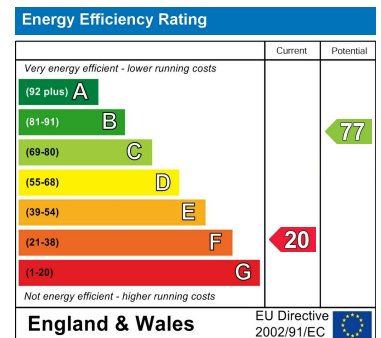


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Council Tax Band - E

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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