



Pen y Graig, Llanychaer, Fishguard, Pembrokeshire, SA65 9TB

Price Guide £159,950

*An attractive Terraced 2 storey Dwelling House.

*Comfortable Hall, Sitting/Dining, Kitchen/Breakfast, 3 Bedrooms and Shower Room accommodation.

*Solid Fuel Central Heating. Double Glazing. Loft Insulation.

*Walled forecourt as well as a good sized Grassed/Lawned Garden.

*Garage (17'0" x 12'0" maximum) together with Vehicle Parking Space to fore.

*Ideally suited for First Time Buyers, Family, Retirement or for Letting purposes.

*Early inspection strongly advised. Realistic Price Guide,

Situation

Llanychaer is a popular Rural village which is situated 2 miles south east of the Market Town of Fishguard.

Llanychaer has the benefit of a Public House, a Chapel and a Church. The River Gwaun is within a 150 yards or so of the Property is the River Gwaun and is renowned as a good Salmon, Sewin (Sea Trout) and Trout River.

Fishguard being close by, has the benefit of a good Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurant, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets, a Leisure Centre, Swimming Pool and Tennis Courts.

Fishguard Harbour being close by, provides a Ferry Terminal for Southern Ireland and in addition, there is a Railway Station.

The North Pembrokeshire Coastline at Aberbach is within 2.5 miles or so and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm-yr-Eglwys, Aberfforest, Aber Rhigian, Cwm, The Parrog Newport, Newport Sands, The Parrog Goodwick, Pwllcrochan, Abermawr, Aberbach, Abercastle and Porthgain.

There are attractive walks of one to twelve miles in length which you can start from Llanychaer without ever getting in the car. Along the riverbank, up the hills or along the valley, it is a walker's paradise, and the Pembrokeshire Coastal Path and spectacular Preseli Hills are only a short drive away. Pony trekking and hacking facilities are also available.

The County and Market Town of Haverfordwest is some 15 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, a Post Office, Library, Supermarkets, a Leisure Centre, a Further Education College, the County Council Offices and the County Hospital at Withybush. A scenic road takes you in half an hour to Narberth just the other side of the A40, a small town with many interesting features and independent shops.

There are good road links from Fishguard along the Main A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Pen y Graig stands in an elevated part of the Village within 80 yards or so of the centre of the village at Bridgend Inn.

Directions

From Fishguard, take the B4313 Road south east for some 2 miles and in the village of Llanychaer, proceed through the village and up the hill and Pen y Graig is the last but one Property on the right hand side of the road. A 'For Sale' Board is erected on site.

Description

Pen y Graig comprises a Terraced 2 storey Dwelling House of mainly solid stone construction with rendered and whitened elevations under a pitched slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Hall



With pine floorboards, 4 downlighters, electricity meter and fuse box cupboard, coat hooks, radiator, door to Kitchen/Dining Room and an opening to:-

Sitting Room



19'3" x 13'6" (5.87m x 4.11m)

With pine floorboards, fireplace housing a Multifuel Stove on a slate tiled hearth, 2 double glazed windows, double panelled radiator, ceiling light and 2 wall uplighters, under stairs cupboard, open beam ceiling, alcove, wiring for Satellite TV, 8 power points and staircase to First Floor.

Kitchen/Dining Room



21'7" x 6'8" (6.58m x 2.03m)

With ceramic tile floor, radiator, 2 strip lights, range of floor and wall cupboards, part tile surround, inset single drainer one and a half bowl silk quartz sink unit with mixer tap, built in Hotpoint electric Single Oven/Grill, 4 ring Noxton Induction Hob, cooker box, 11 power points, double glazed window to rear, radiator and a double glazed stable door to a Quarry Tiled Paved Yard/Patio.

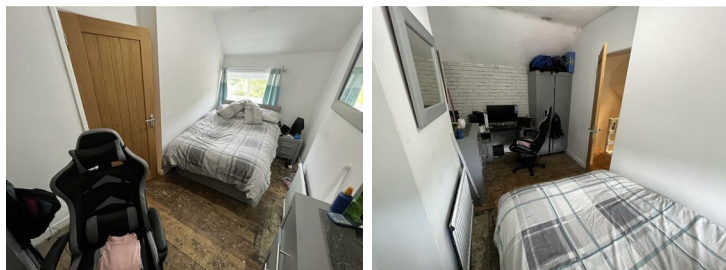
First Floor

Landing



With pine floorboards, 3 downlighters (2 over stairwell) and access to an Insulated Loft.

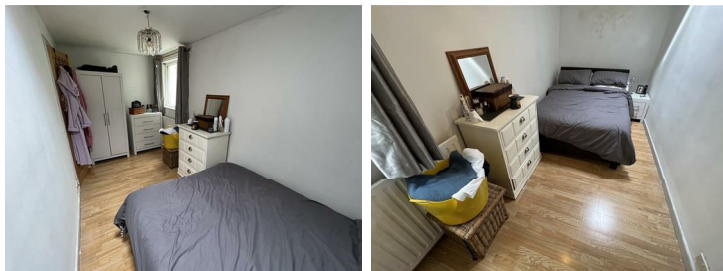
Bedroom 1 (Front)



14'2" x 7'8" (4.32m x 2.34m)

With pine floorboards, double glazed window, ceiling light, radiator and 2 power points.

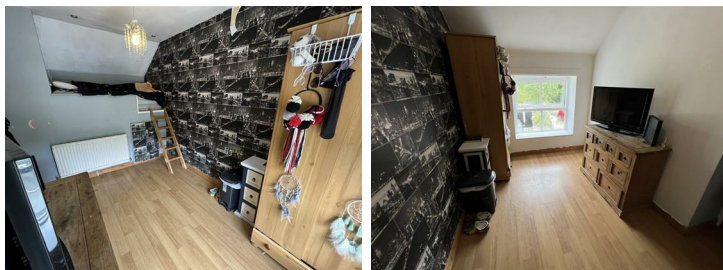
Bedroom 2 (Rear)



16'1" x 6'7" (4.90m x 2.01m)

With a laminate oak floor, double glazed window, Velux skylight window, ceiling light, radiator and 4 power points.

Bedroom 3



10'9" x 8'11" (3.28m x 2.72m)

(plus a raised Sleeping area with a Single Bed Mattress over stairwell 8'10" x 3'6") With a laminate oak floor, double glazed window, radiator, ceiling light and 2 downlighters, wiring for Satellite TV and 4 power points.

Shower Room



6'11" x 6'6" (2.11m x 1.98m)

With ceramic tile floor, double glazed window, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Shower Cubicle with a Mira Vie electric shower, fully tiled walls, tiled shelf, ceiling light and an Airing Cupboard with a pre lagged copper hot water cylinder and immersion heater.

Externally

To the rear of the Property is a narrow Quarry Tiled Paved Yard/Patio Area. There is a walled forecourt to the Property with a Paved Patio and Flowering Shrubs. On the opposite side of the B4313 Fishguard to Maenclochog road is a concrete hardstanding which allows for Off Road Vehicle Parking and gives access to a:-

Garage



16'9" x 12'0" maximum (5.11m x 3.66m maximum)
Of concrete block construction with a corrugated iron roof. It has double wooden doors and a single glazed window. Forming an integral part of the Garage Building with a doorway off the concrete hardstanding at the fore is a:-

Coal/Log Shed

Within close proximity of the Garage and accessed via a footpath over an adjoining neighbours land (which forms part of Glan y Coed) is a:-

Good sized Private gently sloping Grassed/Lawned Garden with Flowering Shrubs.



Services

Mains Water (metered supply), Electricity and Drainage are connected. Solid Fuel Central Heating off Multifuel Stove in Sitting Room. Double Glazed Windows and a uPVC Double Glazed Front Entrance Door. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

Rights of Ways

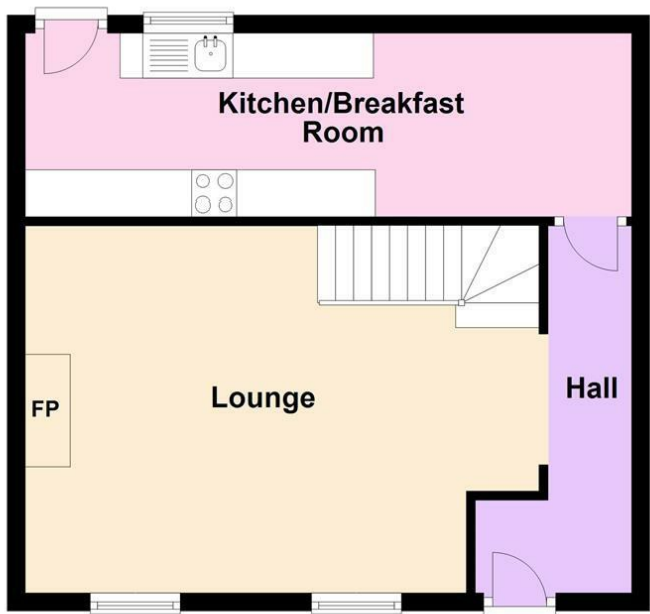
A pedestrian access Right of Way exists in favour of Pen y Graig over Land that is part of the next door property known as Glan-y-Coed.

Remarks

Pen y Graig is a comfortable Terraced 2 storey Dwelling House which stands in this popular rural village within 2 miles or so of the Market Town of Fishguard. The Property stands inset off the B4313 Fishguard to Maenclochog road and is situated within 80 yards or so of the centre of the village and its amenities. The Property has comfortable 3 Bedroom accommodation benefitting from Solid Fuel Central Heating, Double Glazing and Loft/Roof Insulation. In addition, it has a walled forecourt with Paved Patio, Off Road Parking and Garage and a good sized gently sloping Grassed/Lawned Garden. It is ideally suited for Family/Retirement/Investment or for Letting purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.

Floor Plan

Ground Floor



First Floor

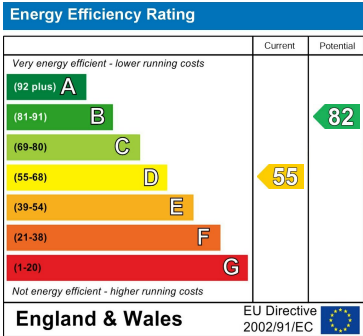


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced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

Area Map



Energy Efficiency Graph



Council Tax Band - C

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 firms employment has the authority to make or give any representation or warranty in respect of the property.