

Hill Side, Llanymchaer, Fishguard, Pembrokeshire, SA65 9TB

Price Guide £320,000

- * An exceptional End of Terrace 2 storey Dwelling House.
- * Recently renovated, extended and refurbished to a very high standard.
- * Well appointed First Floor Open Plan Living Room/Kitchen benefitting delightful Rural Views whilst the Ground Floor has 2 Bedrooms (One with En suite Shower Room), Bathroom, Reception Hall and Utility Room.
- * Oil Central Heating (Underfloor Heating to GF and Radiators to FF), uPVC Double Glazing and a Boarded and Insulated Loft.
- * Good sized enclosed "L" shaped Slate Chip Patio together with a sizeable side and rear Lawned Garden.
- * Delightful views over the Village and the Gwaun Valley towards the River Gwaun.
- * Ideally suited for a Couple, Small Family, Retirement or for Investment purposes.
- * Early inspection strongly advised. Realistic Price Guide.

SITUATION

Llanychaer is a popular Rural village which is situated 2 ½ 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 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, Post Office, Library, Supermarkets and a Leisure Centre with 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, Dinas is within 3 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.

Hill Side is situated in an elevated location within 50 yards or so of the centre of the village.

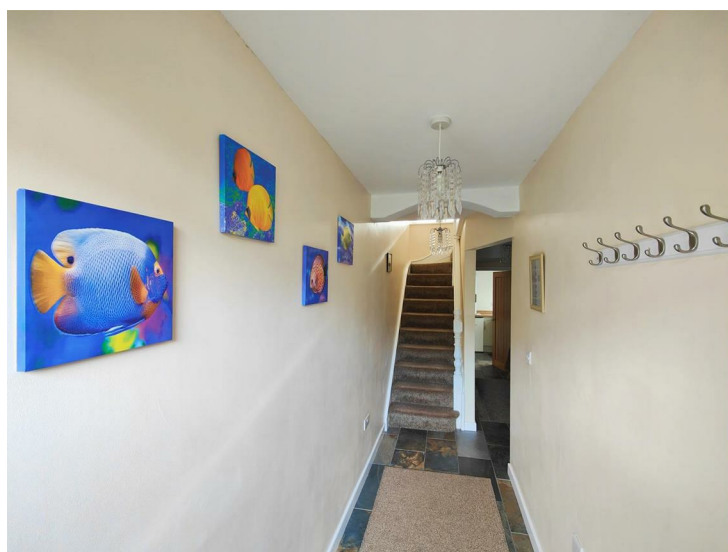
DIRECTIONS

From Fishguard, take the B4313 Road south east for some 2.5 miles in the direction of Maenclochog and in the village of Llanychaer, proceed up the hill and Hill Side is the first End of Terrace House which is elevated on the right hand side. A "For Sale" Board is erected on site.

DESCRIPTION

Hill Side comprises an End of Terrace 2 storey Dwelling House of solid stone construction together with a modern 2 storey extension with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

Composite Double Glazed Entrance Door to:- Hall



14'0" x 4'0" (4.27m x 1.22m)
(approx). With a Slate floor with underfloor heating, 2 ceiling lights, 2 power points, staircase to First Floor, coat hooks, electricity meter and consumer unit cupboard and opening to:-

Inner Hall

10'7" x 8'9" (3.23m x 2.67m)
("L" shaped maximum). With a Slate floor with underfloor heating, 2 power points, 2 ceiling lights, understairs storage cupboard, central heating thermostat control, mains smoke detector and Oak doors to Bedrooms, Bathroom and:-

Utility Room



8'11" x 8'6" (2.72m x 2.59m)

With a Slate floor with underfloor heating, Worcester freestanding Oil Boiler (heating domestic hot water and firing central heating), inset single drainer stainless steel sink unit with mixer tap, range of floor and wall cupboards, ceiling light, plumbing for automatic washing machine, Manrose extractor fan, uPVC double glazed window with blinds, uPVC double glazed door to exterior, 6 power points and a carbon monoxide alarm.

Bathroom



6'10" x 6'9" (2.08m x 2.06m)

With a Slate tile floor with underfloor heating, chrome heated towel rail/radiator (dual fuel), white suite of WC, Wash Hand Basin and a "P" shaped Bath with curved shower screen, Aquaboard walls and a thermostatic Shower over, uPVC double glazed sash window with blinds, 3 downlighters, Manrose extractor fan, illuminated wall mirror, toilet roll holder, tiled splashback and a central heating thermostat control.

Bedroom 1



16'4" x 10'0" (4.98m x 3.05m)

With a Slate floor with underfloor heating, 3 uPVC double glazed sash windows with wooden blinds, 8 downlighters, TV point, 8 power points and door to:-

En Suite Shower Room



9'10" x 4'0" (3.00m x 1.22m)

With a Slate tile floor, white suite of WC, Wash Hand Basin in a vanity surround and a Glazed and Aquaboard Shower Cubicle with a Thermostatic Shower, illuminated wall mirror, 2 downlighters, tiled splashback, Manrose extractor fan, robe hook and a chrome (dual fuel) towel rail/radiator.

Bedroom 2



12'10" x 10'6" (3.91m x 3.20m)

(maximum) With a Slate floor with underfloor heating, 2 uPVC double glazed windows (one sash) with wooden blinds, 6 downlighters, TV point and 6 power points.

A staircase from the Hall gives access to a:-

Three Quarter (split level) Landing

With fitted carpet and uPVC double glazed sash window to rear (affording delightful Rural views) and a short flight of stairs to:-

First Floor

Landing

With fitted carpet, 2 downlighters, double panelled radiator and Oak door to:-

Open Plan Sitting/Dining/Kitchen



25'0" x 20'8" (7.62m x 6.30m)

With solid Oak floorboards, 3 double panelled radiators, 4 uPVC double glazed windows with wooden blinds (3 sash windows), ample power points, 22 downlighters, 2 telephone points, TV point, 3 section bi-fold door and a 4 section bi-fold door with glazed Juliet balconies (affording delightful Rural views over the Village and the Gwaun Valley towards The River Gwaun), range of fitted floor and wall cupboards, inset single drainer one and a half bowl sink unit with mixer tap, built in Fridge Freezer, built in Dishwasher, built in Lamona Single Oven/Grill, 4 ring Ceramic Hob and Cooker Hood (externally vented), concealed worktop lighting, laminated Oak Worktops and Breakfast Bar, skirting board heater, cooker box and ample power points.



There is access from the Living area to a:-

Boarded and Insulated Loft

Which has an electric light, 2 power points and a small Velux window.

Externally



Concreted steps and path lead to Hill Side over Land that is part of the adjoining property, Ael-y-Bryn where there is a 3' high wooden gate leading into the Property. There is a concrete path surround to the Property together with a large enclosed "L" shaped Slate Chip Patio area from where delightful Rural views can be enjoyed. Directly to the rear of the Property is a good sized Paved Patio. A small wooden pedestrian gate from the Patio area leads to sizeable side and rear (sloping and level) Lawned Garden areas. There is also an Oil Tank.

3 Outside Electric Lights and an Outside Water Tap.

The approximate boundaries of the Property are edged in red on the attached Plan which is Not to Scale.

SERVICES

Mains Water (metered supply), Electricity and Drainage are connected. Oil Central Heating (Underfloor Heating to the Ground Floor Accommodation and Radiators to the First Floor Accommodation). uPVC Double Glazed Windows and one Door. Composite Double Glazed Front Entrance Door. Loft Boarded and Insulated. Cavity Wall Insulation to new extension. 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 Hill Side over the steps and concrete path which forms part of the adjoining Property known as Ael-y-Bryn.

REMARKS

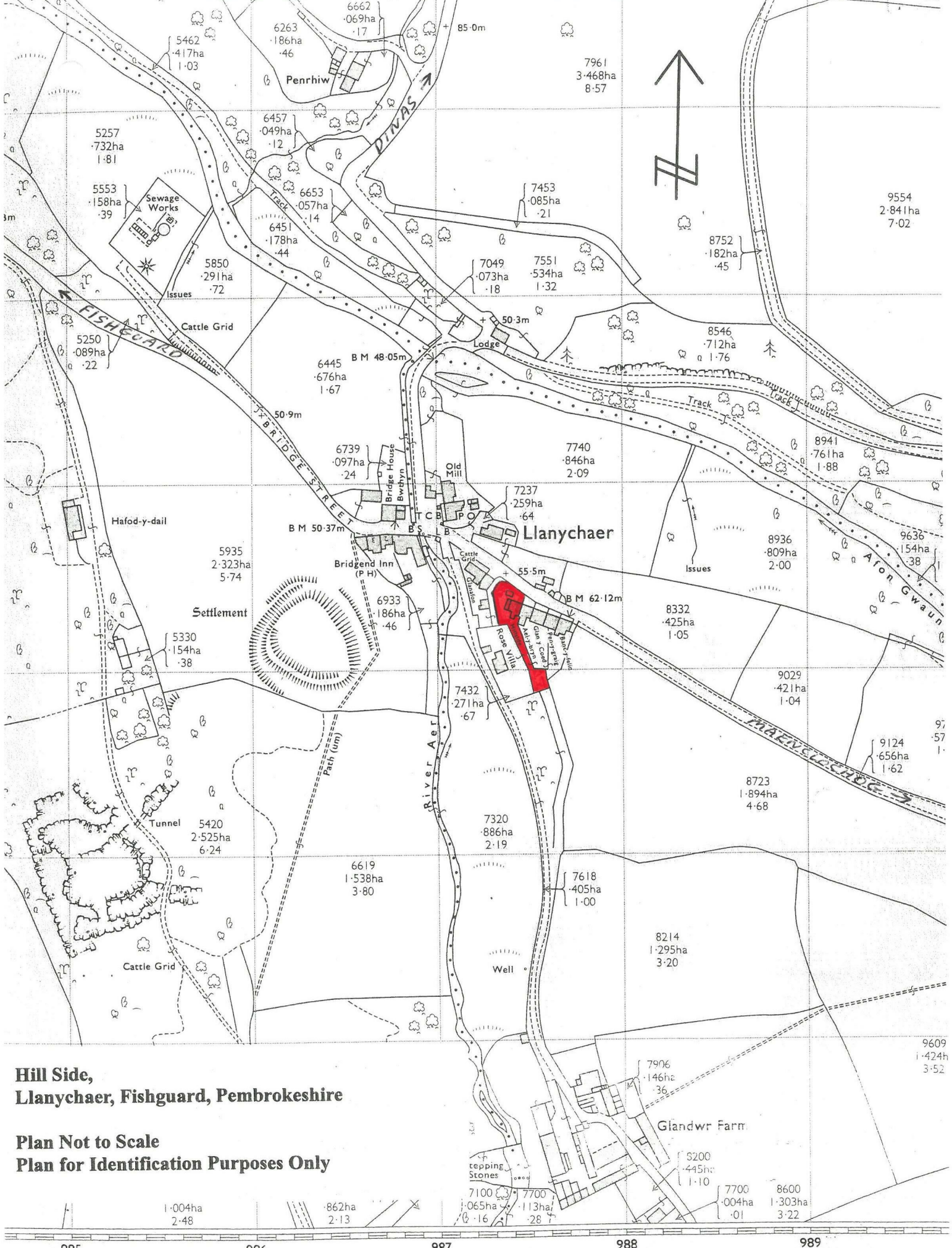
Hill Side is an attractive, well appointed End of Terrace 2 storey Dwelling House which has been Renovated, Modernised, Refurbished and Extended in 2015. The Property is in excellent decorative order and has the benefit of Oil Central Heating (Underfloor Heating to the Ground Floor and Radiators to First Floor), uPVC Double Glazing, Composite and uPVC Double Glazed Entrance

Doors, Boarded and Insulated Loft and Cavity Wall Insulation to the new extension. It has the benefit of 2 Bedrooms, 2 Bath/Shower Rooms, a Utility Room, Hall and a large Open Plan Sitting/Dining/Kitchen with 2 no Bi-Fold Doors from where delightful Rural views can be enjoyed over the village and the surrounding countryside towards The River Gwaun. It is a very successful Holiday Letting Property, although equally well suited for Retirement or as a Family Home. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.



NB

The Aerial photos on the front page have been provided by the vendor and are shown for identification purposes only. The Lake in the photos is visible from the Living Room upstairs windows.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - N/A - Current Holiday Let

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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