



Plot 1 Bryngwyn, Bryn Y Mor Lane, Fishguard, Pembrokeshire, SA65 9DL

**Price Guide £445,000**

**\*ONLY ONE REMAINING\***

\*Under Construction, an attractive Detached 2 storey Dormer Bungalow Residence.

\* Spacious Accommodaiton inc Hall, 1/2 Reception, Kitchen, Utility, Bathroom and 2 Bedrooms on Ground Floor and a Landing, Bedroom with Dressing Area and En Suite Shower Room and a Study/Loft Room/Bedroom 4 on First Floor.

\* Central Heating via Air Source Heat Pump. uPVC Double Glazing. Cavity Wall, Floor and Loft Insulation.

\* Tarmacadamed/Block Pavior hardstanding to fore together with a small Lawned Garden.

\* Paved/Concrete Path Surround to 3 sides of the Bungalow together with a sizeable rear Lawned Garden.

\* NHBC Building Certificate.

\* Ideally suited for Family or Retirement purposes. Early inspection strongly advised. Realistic Price Guide.

## SITUATION

Fishguard is a popular Market Town which stands on the North Pembrokeshire Coastline some 15 miles or so North of the County and Market Town of Haverfordwest. Fishguard has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarket and a Leisure Centre.

The twin town of Goodwick is a mile or so distant and Fishguard Harbour being close by provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The Pembrokeshire Coastline at The Parrog is within three quarters of a mile or so of the Property and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm yr Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

The County and Market Town of Haverfordwest is within easy car driving distance 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, Takeaways, Art Galleries, a Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

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

Plot 1 Bryngwyn stands in a private location and is within a 100 yards or so of the Council Road at Windy Hall. The Property is situated within half a mile or so of Fishguard Town Shopping Centre and Market Square.

## DIRECTIONS

From the Offices at J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for 700 yards or so and upon reaching Windy Hall, turn left into Bryn-y-Mor Lane towards Gwaun Vets. Continue on this road for a 100 yards or so and take the turning on the left into Bryngwyn i.e. the last but one turning. A "For Sale" Board is erected at the entrance.

## DESCRIPTION

Plot 1 comprises of a Detached Dormer Bungalow Residence of cavity concrete block construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

### Composite Double Glazed Entrance Door to:-

### Hall

With an engineered Oak floor with underfloor heating, ceiling light, 2 power points, built in Cloaks/Storage cupboard, Oak/Ash staircase to First Floor and doors to Kitchen, Bedrooms, Bathroom, Utility Room and:-

### Sitting/Dining Room

With an engineered Oak floor with underfloor heating, 8 power points, uPVC double glazed window, uPVC double glazed Patio/French Doors to rear Garden, TV point, 2 ceiling lights and opening to:-

### Kitchen

With ceramic tile floor with underfloor heating, uPVC double glazed window to fore, ceiling light, range of fitted floor and wall cupboards, single drainer stainless steel sink unit with mixer tap, built in Electric Single Oven/Grill, 4 ring Electric Cooker Hob, Cooker Hood (externally vented), built in Dishwasher, built in Refrigerator, 6 power points and door to Hall.

### Utility Room

With ceramic tile floor with underfloor heating, ceiling light, 2 power points, uPVC double glazed door to rear Garden, stainless steel sink with mixer tap, plumbing for automatic washing machine and space for a tumble drier.

### Bedroom 1 (Rear)

With underfloor heating, ceiling light, built in double wardrobe, 4 power points, TV point, uPVC double glazed window overlooking rear Garden, ceiling light and 8 power points.

### Bedroom 2 (Front)

With underfloor heating, 8 power points, TV point, uPVC double glazed window, built in double wardrobe and ceiling light.

### Bathroom

With uPVC double glazed window, ceramic tile floor with underfloor heating, white suite of panelled Bath, Wash Hand Basin and WC, 2 downlighters, shaver light/point and an extractor fan.

### First Floor

### Landing

With fitted carpet, 2 power points, Velux window, built in Cupboard/Wardrobe and doors to Study/Loft Room/Bedroom 4 and:-

### Bedroom 3

With Velux window, radiator, ceiling light, TV point, 8 power points, doors to En Suite Shower Room and:-

### Dressing Room

With Velux window and ceiling light.

### En Suite Shower Room

With white suite of WC, Wash Hand Basin and a Glazed and Tiled/Aquaboard Shower with a Thermostatic Shower, 2 downlighters, shaver light/point and an extractor fan.

### **Study/Loft Room/Bedroom 4**

With uPVC double glazed window, Velux window, radiator, 8 power points and a ceiling light.

### **Externally**

To the fore of the Property is a block pavior/tarmacadamed hardstanding which allows for parking for 2 Vehicles and beyond is a small Lawned Garden. There is a concrete/Paved Path surround to 3 sides of the Property and to the rear is a good sized enclosed Lawned Garden.

2 Outside Electric Lights and an Outside Water Tap.

### **SERVICES**

Mains Water (metered supply), Electricity and Drainage are connected. Underfloor Heating via an Air Source Heat Pump and Radiators on the First Floor. uPVC Double Glazed Windows and Rear Entrance Door and a Composite Double Glazed Front Entrance Door. Cavity Wall, Floor and Loft Insulation. Photovoltaic Panels on rear elevation roof. Sprinkler system.

### **TENURE**

Freehold with Vacant Possession upon Completion.

### **CERTIFICATE**

Plot 1 Bryngwyn will have the benefit of a 10 Year NHBC Building Certificate.

### **PLANNING REFERENCE NUMBER**

23/0518/PA

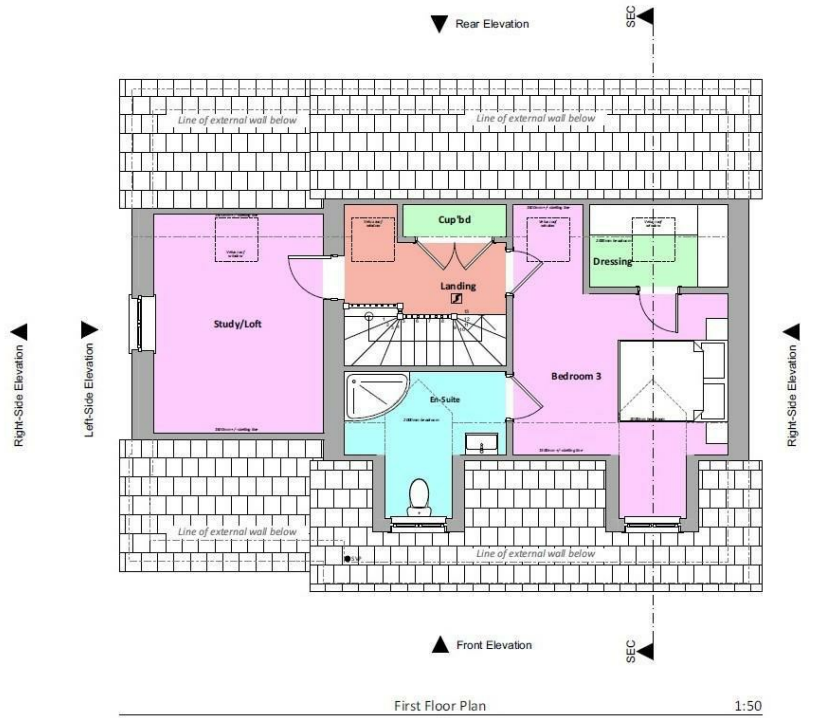
### **REMARKS**

Plot 1 Bryngwyn is a spacious Detached 2 storey Dormer Bungalow Residence which is in the course of construction. The Property will be built to a high standard of workmanship by Ian Fletcher of Fletcher & Son Ltd., (Award Winning Builders) who recently developed the site at Windy Hall (within a 100 yards or so of Bryngwyn). The Property will have the benefit of comfortable, well appointed accommodation benefiting a Hall, Sitting/Dining Room, Kitchen, Utility Room, Bathroom and 2 Bedrooms on the Ground Floor and a Landing, Master Bedroom with Dressing Room and En Suite Shower Room and a Study/Loft Room/Bedroom 4 on the First Floor. In addition, it will have a hardstanding at the fore allowing for Off Road Parking for 2 Vehicles together with a small Lawned Garden. There is a Concrete/Paved Path surround to 3 sides of the Property and to the rear is a sizeable, enclosed Lawned Garden. It will be ideally suited for Family or Retirement purposes and is offered "For Sale" with a realistic Price Guide. Early inspection of the Site/Property is strongly advised.

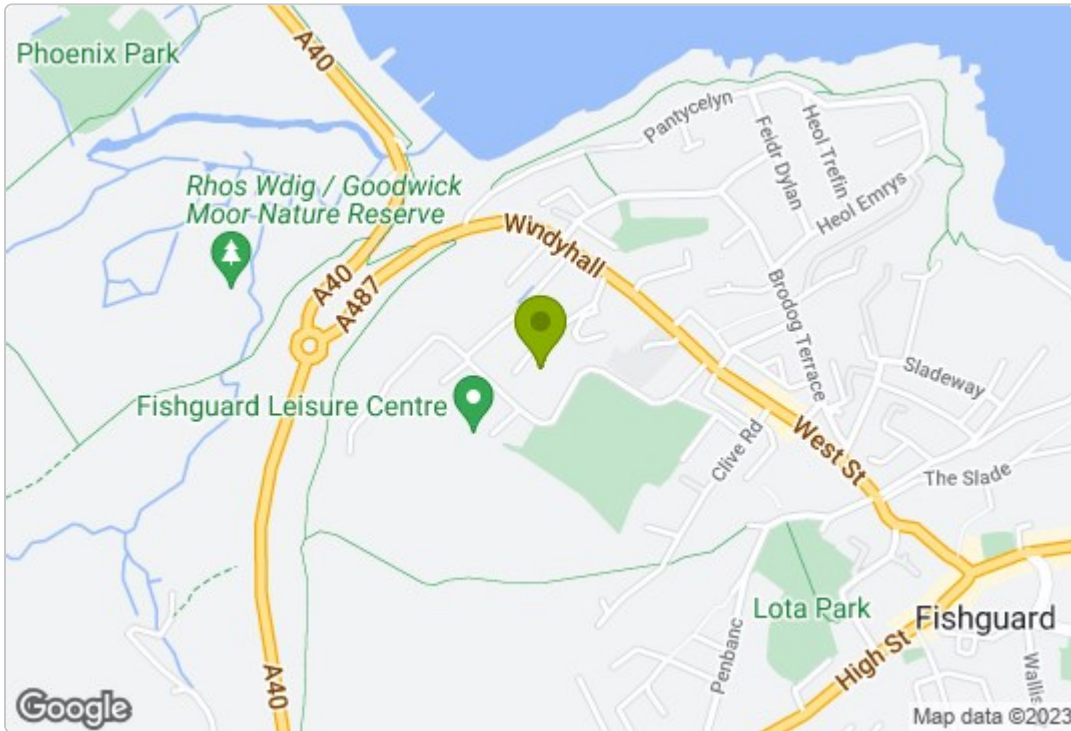
N.B. Plot 1 Bryngwyn is expected to be ready for occupation in the Autumn of 2024.



# Floor Plan



# Area Map



# Energy Efficiency Graph

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

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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