



Oakwood, 20 Chapel Road, Scleddau, Dwrbach, Fishguard, SA65 9RA

Price Guide £295,000

- * An attractive Detached 2 storey Modern Dwelling House.
- * Comfortable Sitting Room, Kitchen/Diner, Utility, Sep WC, 3 Bedrooms and Bathroom accommodation.
- * Oil Central Heating, uPVC Double Glazing, Cavity Wall and Loft Insulation.
- * Easily maintained front and rear Lawned Gardens with Flowering Shrubs, Young Trees, Paved Patios etc.
- * Detached Garage as well as ample Off Road Parking for 3/4 Vehicles.
- * Ideally suited for Family or Retirement purposes.
- * Early inspection strongly advised. Realistic Price Guide.

SITUATION

Scleddau is a popular village which is bisected by the Main A40 Fishguard to Haverfordwest Road and is some 2 miles or so South of the Market Town of Fishguard.

Scleddau has the benefit of a Public House, a former Chapel, Trailer Centre and a Community/ Young Farmers Club Hall at Jordanston which is within three quarters of a mile or so of the village.

Fishguard being close by, 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, Take-Aways, Art Galleries, a Cinema/Theatre, Repair Garages, a Petrol Filling Station/Store, Supermarkets and a Leisure Centre.

The Pembrokeshire Coastline at The Parrog is within 2½ miles or so of the Property and also close by are the other well known sandy beaches and coves at Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Pwllgwaelod, Cwm-yr-Eglwys, Aberfforest, Aber Rhigian, Cwm and Newport Sands.

The County and Market Town of Haverfordwest is some 12 miles or so South 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 Away's, Supermarkets, a Library, Leisure Centre, a Further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 Road from Scleddau 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.

Chapel Road is a popular residential area which runs in a westerly direction off the Main A40 Fishguard to Haverfordwest Road in the centre of the village. Oakwood is situated within 200 yards or so of the Main A40 Road adjacent to The Gate Inn.

DIRECTIONS

From Fishguard, take the Main A40 Road south for some 2 miles and in the village of Scleddau, take the turning on the right at the crossroads (adjacent to The Gate Inn) onto Chapel Road. Continue on this road for 200 yards or so and Oakwood is situated on the right hand side of the road. A "For Sale" Board is erected on site.

Alternatively from Haverfordwest, take the Main A40 Road north for some 12 miles and in the village of Scleddau, take the turning on the left at the crossroads onto Chapel Road. Follow directions as above.

DESCRIPTION

Oakwood comprises a Detached 2 storey Dwelling House of cavity concrete block construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door

With a stained glass panel leading to the:-

Porch



With quarry tiled floor, 2 uPVC double glazed windows, ceiling light and a half glazed door to:-

Hall



With fitted carpet, staircase to First Floor, Honeywell Central Heating Thermost Control, coved ceiling, smoke detector (not tested) and doors to Kitchen/Dining Room and:-

Sitting Room



17'5" x 11'6" (5.31m x 3.51m)

With fitted carpet, uPVC double glazed window to fore, fireplace housing a Multifuel Stove on a Slate tile hearth, coved ceiling, 2 ceiling lights, 2 wall lights, double panelled radiator, 10 power points, TV point and uPVC double glazed French doors to rear Paved Patio and Garden.

Kitchen/Dining Room



16'10" x 11'5" (5.13m x 3.48m)

With vinyl floor covering, double panelled radiator, 2 uPVC double glazed windows with roller blinds, coved ceiling, ceiling light and a 4 ceiling spotlight, range of fitted floor and wall cupboards, inset one and a half bowl Porcelain sink unit with mixer tap, built in Hotpoint Electric eye level Double Oven/Grill, 4 ring L.P. Gas Cooker Hob and Cooker Hood, floor cupboard housing a Worcester Greenstar 18/25 Oil Combination Boiler (heating domestic hot water and firing central heating), part tile surround, cooker box, 11 power points, electricity consumer unit, telephone point, doors to Utility Room and:-

Walk in Understairs Pantry/Store Cupboard

With a laminate tile floor, shelving and a 3 wall spotlight.

Utility Room



9'5" x 9'0" (2.87m x 2.74m)

With a wood effect laminate floor, double panelled radiator, inset single drainer stainless steel sink unit with mixer tap, floor cupboards, plumbing for automatic washing machine, uPVC double glazed window, uPVC double glazed door to exterior, tiled splashback, 4 power points, towel ring and door to:-

Separate WC



With a wood effect laminate floor, uPVC double glazed window and a ceiling spotlight.

First Floor

Landing



9'8" x 7'5" (2.95m x 2.26m)

("U" shaped-maximum). With fitted carpet, radiator, 2 power points, Velux window, smoke detector (not tested), access to an Insulated Loft, Airing Cupboard with radiator and shelves and a low level door to undereaves storage space.

Bathroom



8'4" x 7'5" (2.54m x 2.26m)

With white suite of panelled Bath, Wash Hand Basin and WC, double panelled radiator, wall shelf, Manrose extractor fan, Mira Excel Thermostatic Shower over Bath, shower curtain and rail, part tiled surround, shaver light/point, wood effect laminate floor, uPVC double glazed window with roller blind and a towel ring.

Bedroom 1



11'8" x 9'2" (3.56m x 2.79m)

With fitted carpet, double panelled radiator, uPVC double glazed window with roller blind, 2 wall lights, ceiling light, 6 power points and a built in wardrobe with hanging rail, carpet and a uPVC double glazed window.

Bedroom 2



11'8" x 9'2" (3.56m x 2.79m)

With fitted carpet, double panelled radiator, uPVC double glazed window with roller blind, built in wardrobe, ceiling light, 2 wall uplighters and 6 power points.

Bedroom 3/Office

8'4" x 7'5" (2.54m x 2.26m)

With fitted carpet, uPVC double glazed window with roller blind, ceiling light, radiator and 4 power points.

Externally

Directly to the fore of the Property is a Lawned Garden with Flowering Shrubs and Young Trees together with a Flower and Shrub Border. A concrete drive leads into the Property off Chapel Road to a hardstanding which allows for ample Vehicle Parking and Turning Space and gives access to a Garage. There is a concrete path surround to the Property and to the rear is a reasonable sized enclosed

Lawned Garden with Flowering Shrubs, a Holly Bush, Roses and a small Paved Patio. In addition, there is a:-

Timber Garden Shed



7'0" x 7'0" (2.13m x 2.13m)

Greenhouse

8'0" x 6'0" (2.44m x 1.83m)

and a:-

Metal Storage Bunker

6'0" x 3'0" (1.83m x 0.91m)

Adjacent to the Garden is a:-

Garage



20'0" x 9'0" (6.10m x 2.74m)

Of concrete block construction with rendered and coloured elevations under a pitched composition slate roof. It has a metal up and over door, strip light, 2 power points and houses the Oil Tank.

SERVICES

Mains Water, Electricity and Drainage are connected. Oil fired Central Heating. uPVC Double Glazing. Loft

Insulation. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

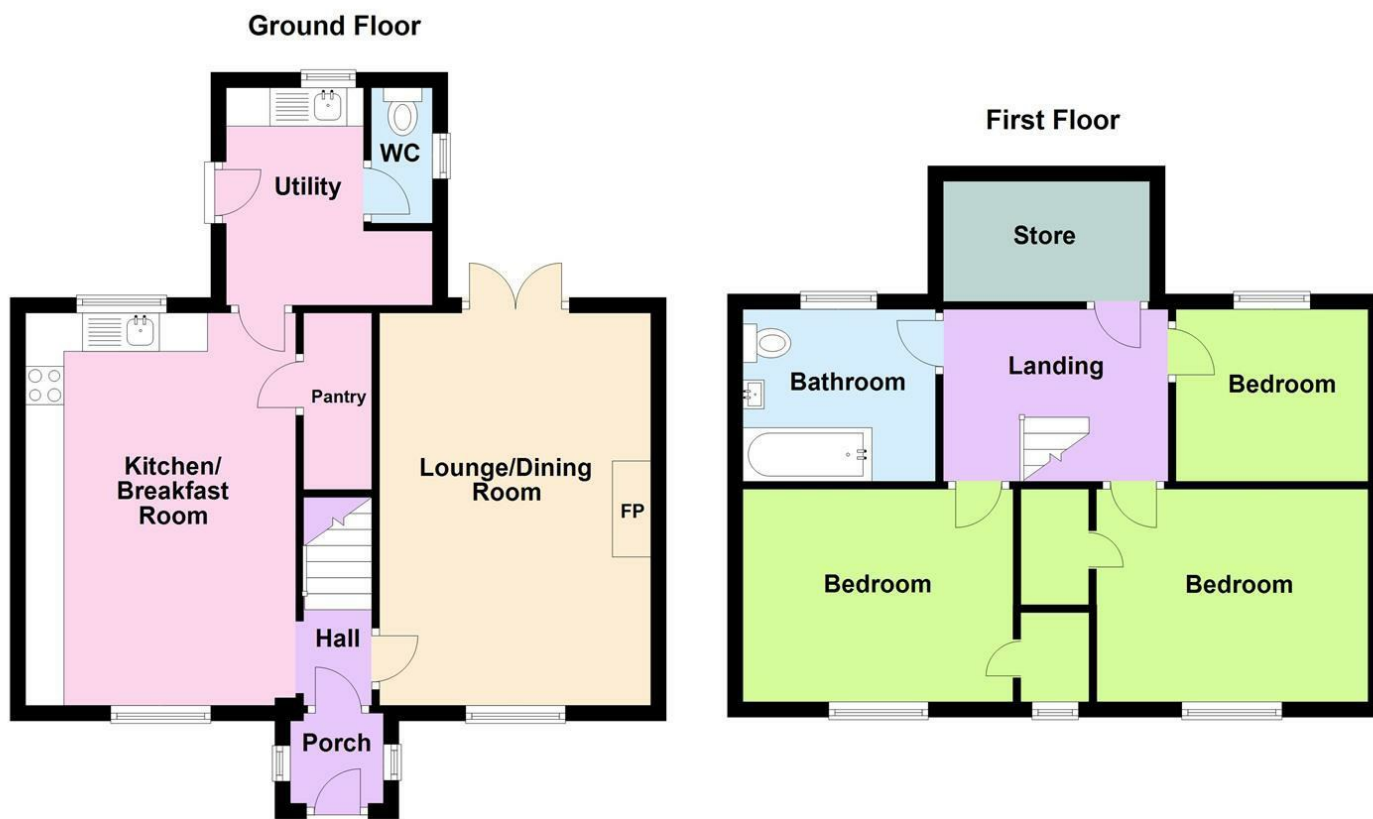
TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

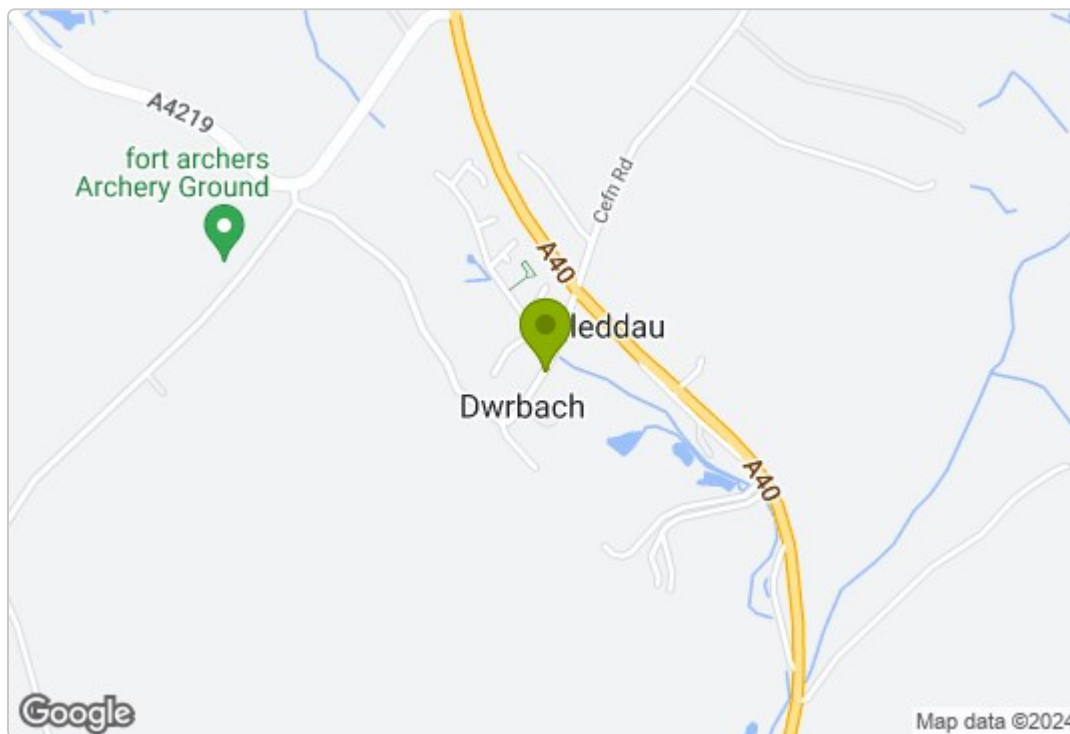
Oakwood is a comfortable, well appointed Detached Modern 2 storey Dwelling House which stands in a delightful location in this popular village and being ideally suited for Family, Retirement, Investment or for Letting purposes. The Property is in good decorative order throughout benefiting from Oil Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation. In addition, it has good sized, easily maintained Gardens with Lawns, Flowering Shrubs, Young Trees and a small Paved Patio. There is also a Garage as well as a concrete drive and hardstanding allowing for ample Vehicle Parking and Turning Space. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

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			75
(81-91) B			
(69-80) C			
(55-68) D		60	
(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 - D

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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