



Crows Cottage, Penslade, Fishguard, Pembrokeshire, SA65 9PA

Price Guide £295,000

- * A delightfully situated Detached single storey Character Cottage Residence.
- * Comfortable Sitting Room, Kitchen/Diner, 2 Double Bedrooms and Bathroom accommodation.
- * Oil Central Heating, Single Glazed Windows and Doors and Loft Insulation.
- * Private enclosed Garden with Ornamental Stone areas, Flowering Shrubs and a raised Garden with Summer House. Views of Lower Fishguard Harbour can be enjoyed from the Garden.
- * Currently utilised for Holiday Letting but equally well suited for a Couple or even for Retirement purposes.
- * Within a few hundred yards or so of the Shops at West Street and the Harbour at Lower Fishguard.
- * Early inspection strongly advised. Realistic Price Guide.

SITUATION

Crows Cottage is situated within 250 yards or so of the Shops at West Street and stands in a delightful location adjacent to The Marine Walk and within a few hundred yards or so of the picturesque Harbour at Lower Fishguard.

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, a good Bakery, Art Galleries, a Post Office, Library, a Cinema/Theatre, Supermarkets 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, Goodwick is within 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, a Post Office, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, Further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Fishguard 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.

Penslade is a popular Residential area which runs in an easterly direction off the main thoroughfare at West Street.

Crows Cottage can be accessed either by Vehicle or by Foot off Penslade over a tarmacadamed single track road known as Marine Walk which continues around the headland in the direction of Goodwick.

DIRECTIONS

From the Offices of Messrs J. J. Morris at 21 West Street,

turn left and some 50 yards or so further on, take the second turning on the right (by foot) into Penslade. Continue on this road for a 170 yards or so and take the first tarmacadamed lane on the right onto Marine Walk. A 100 yard tarmacadamed single track road leads down to Crows Cottage. A "For Sale" Board is erected on site.

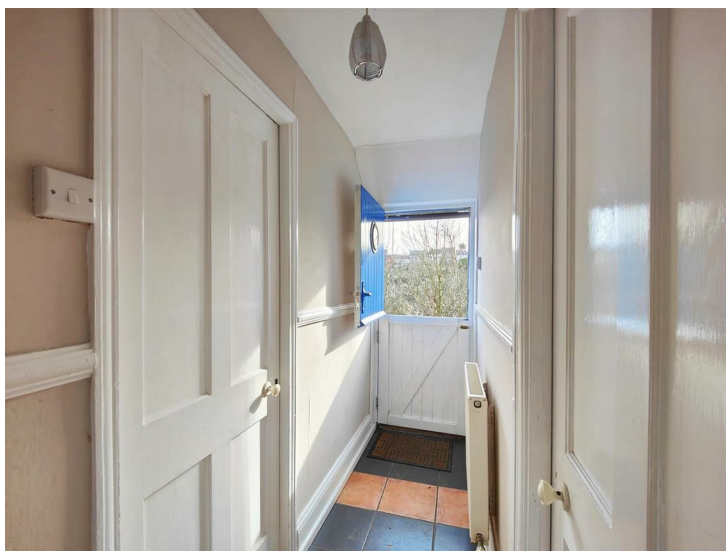
Alternatively by car, from the Offices of Messrs J. J. Morris, proceed down West Street for approximately 200 yards and take the turning on the right (a short distance past the Zebra Crossing and adjacent to Theatr Gwaun) into Brodog Lane. Continue on this road for 200 yards or so and take the turning on the right into Sladeway. Proceed on this road for a further 200 yards and take the turning on the right into Penslade. Proceed on this road for a 100 yards or so and the tarmacadamed lane (Marine Walk) which leads down to Crows Cottage is on your left. Crows Cottage is 100 yards or so further on, on the left. A "For Sale" Board is erected on site.

DESCRIPTION

Crows Cottage comprises a Detached single storey Cottage of solid stone and cavity concrete block/brick construction with rendered and whitened elevations under a pitched slate and flat fibreglass roofs. Accommodation is as follows:-

Stable Door with Port Hole Window to:-

Hall



8'7" x 2'11" (2.62m x 0.89m)

With ceramic tile floor, mains smoke detector, ceiling light, radiator, dado rail and doors to Bedroom 1 and Bathroom and a door opening to:-

Kitchen/Dining Room



15'0" x 12'0" (4.57m x 3.66m)

With ceramic tile floor, radiator, single glazed window with blinds, 4 ceiling spotlight, range of fitted floor and wall cupboards with Beech worktops, Beko freestanding 4 ring electric cooker with Oven and Grill, Primeline Extractor Fan, cooker box, 6 power points, appliance points, downlighter, coat hooks, Hotpoint washing machine, Amica fridge freezer, Worcester freestanding Oil Combination Boiler (heating domestic hot water and firing central heating), pine tongue and groove clad ceiling, part tile surround, wall shelf, arched display shelf to Sitting Room, inset single drainer stainless steel sink unit with mixer tap, door to Bedroom 1 and archway to:-

Sitting Room



11'0" x 10'9" (3.35m x 3.28m)

With an Oak strip floor, double panelled radiator, glazed 10 pane double French doors to rear Garden, single glazed bow window, 2 wall lights, Honeywell central heating thermostat control and 6 power points.

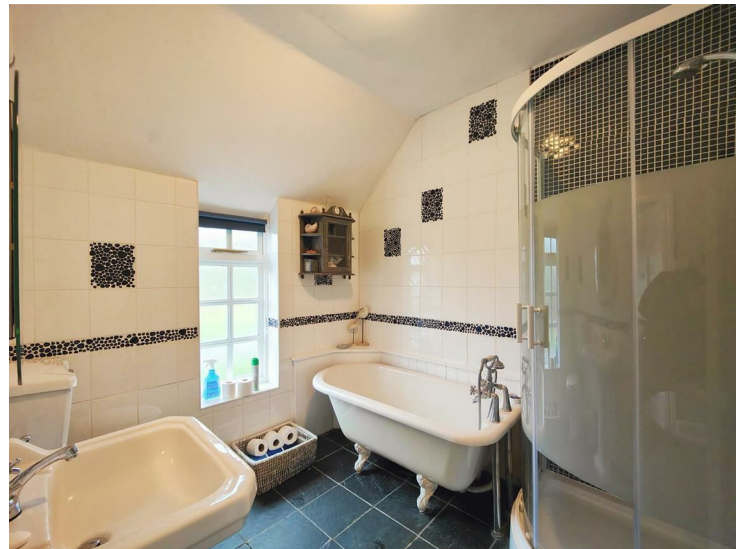
Bedroom 1



11'6" x 10'1" plus door recess 2'6" x 1'10" (3.51m x 3.07m plus door recess 0.76m x 0.56m)

With a laminate Oak floor, single glazed window, double panelled radiator, ceiling light and 4 power points.

Bathroom



8'3" x 7'5" (2.51m x 2.26m)

With a slate tile floor, white suite of Roll Top Bath with shower attachment, Wash Hand Basin, WC and a glazed and tiled Quadrant Shower with a thermostatic shower, part tile surround, ceiling light, single glazed window with roller blind, mirror fronted bathroom cabinet and a chrome heated towel rail/radiator.

Bedroom 2



11'4" x 10'6" (3.45m x 3.20m)

With a laminate oak floor, single glazed window, pine tongue and groove clad ceiling, ceiling light, built in wardrobe, double panelled radiator, robe hooks, 4 power points and a built in storage cupboard with shelves.

Externally

There is a slate and concrete path to the fore together with a grassed area and to the eastern side of the Cottage there is a pedestrian gate which gives access to a private enclosed Garden with Ornamental Stone areas, a concreted Patio, Flowering Shrubs, a Lawned Garden, Pampas Grass, a Fir Tree, Holly Bush and a Bay Tree. There is also a:-

Timber Garden Shed

6'0" x 4'0" (1.83m x 1.22m)

as well as a:-

Harlequin 1000 Litre Bunded Oil Tank

Stone steps from the Concreted Patio gives access to an elevated Garden where there is an Ornamental Stone Patio and a:-

Summer House (south west facing)



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

Delightful views to Lower Fishguard Harbour can be enjoyed from the Garden.

Beyond the Garden and adjacent to the northern boundary is a hardstanding area (formerly the site of a Garage) which allows for Off Road Vehicle Parking Space. Beyond the Parking is an area of Ground which has been utilised by the existing vendor for 10 years or so and by other vendors, prior to that date. This area of Land is used for Vehicle Parking and Turning Space.

N.B. This area of Land is not on the Title of Crows Cottage.

The approximate boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500.

SERVICES

Mains Water, Electricity and Drainage are connected. Oil Central Heating. Single Glazed Windows. Loft Insulation.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

Crows Cottage is a comfortable, Detached character Cottage Residence which stands in a delightful location within a few hundred yards or so of Fishguard Town Centre and the Shops. The Property has a wealth of character and has been utilised for Holiday Letting purposes for a considerable number of years. The Property has deceptive accommodation benefiting from Oil Central Heating, Single Glazed Windows and Loft Insulation as well as having a private Garden from where views of Lower Fishguard Harbour can be enjoyed. In addition, there is a hardstanding which allows for Vehicle Parking Space. Although well suited as a Holiday Letting Cottage, it is equally well suited for a Couple, Retirement or for Investment purposes. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

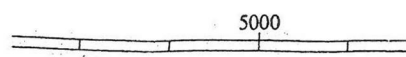




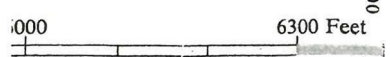
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FISHGUARD WARD
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**Crows Cottage,
Penslade, Fishguard, Pembrokeshire.**



Plan Not to Scale.



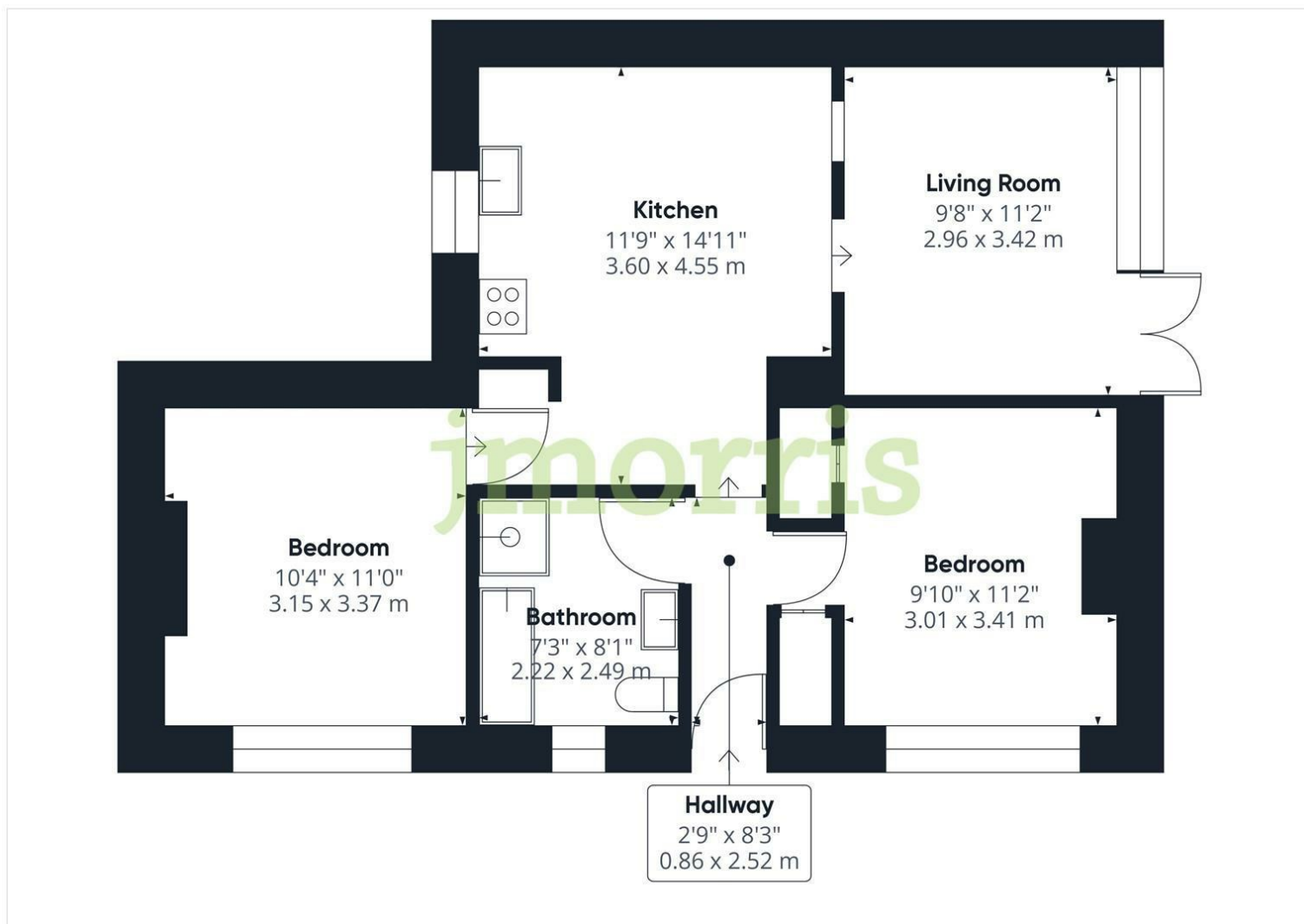
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Plan for Identification Purposes Only.

GP Signal Bridge S Br
LB Signal Post SP

BARCEL NUMBERS AND ACRES

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com