

## Fernleigh Eglwysrwr, Crymych, Pembs, SA41 3SN

**Price Guide £239,950**

- \* An attractive Detached single storey modernised 1950's Bungalow Residence.
- \* Comfortable, 2 Reception, Kitchen, Utility, Shower Room, Separate WC and 2 Bedroom Accommodation.
  - \* Oil fire Central Heating, uPVC Double Glazing and Loft Insulation.
- \* Good sized Garage/Workshop 19'2" x 14'4" plus Off Road Vehicle Parking Space to the fore.
- \* Sizeable Gardens with Lawned Areas, Flowering Shrubs, Rhododendrons, a Camelia Bush and a Holly Tree.
  - \* Ideally Suited for a Couple, Investment or Letting purposes.
- \* Early Inspection strongly advised. Realistic Price Guide. EPC Rating E



## Situation

Eglwysrwrw is a popular village which stands between the Coastal Town of Newport (5 miles south west) and the well known Market Town of Cardigan (5 miles north east).

Eglwysrwrw is a small village which is bisected by the Main A487 Fishguard to Cardigan road. It has the benefit of a Primary School and a Church and a Petrol Filling Station/Store at Crosswell Turn which is within a half a mile or so of the village.

Cardigan being close by has the benefit of an excellent Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, a Cinema/Theatre, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a Library, Supermarkets, a Post Office, Petrol Filling Stations, a Further Education College and a newly built Cottage Hospital.

The Coastal Town of Newport is within a short drive and has the benefit of a good range of Shops, a Primary School, Post Office, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, a Tourist Information Centre, Repair Garage, Dental Surgery and a Health Centre.

The Pembrokeshire Coastline at The Parrog, Newport is within 5 ½ miles or so of the Property and also close by are the other well known sandy beaches and coves at Newport Sands, Ceibwr, Poppit Sands, Cwm, Aberhigian, Aberfforest, Cwm yr Eglwys, Pwllgwaelod and Aberbach.

The Preseli Hills are within a few miles and provide excellent Walking, Rambling, Pony Trekking and Hacking facilities.

Fernleigh stands inset off the B4332 Eglwysrwrw to Boncath road and is within 100 yards or so of the Main A487 Fishguard to Cardigan road and the centre of the village.

Within 3 ½ miles or so south east is the well known Market Town of Crymych, whilst the other well known Market Town of Fishguard is some 12 miles or so south west.

## Directions

From Fishguard take the Main A487 road east for some 12 miles in the village of Eglwysrwrw take the turning on the right onto the B4332 road, signposted to Boncath and Cenarth. Continue on this road for 100 yards or so and Fernleigh is situated on the left hand side of the road. A 'For Sale' board is erected on site.

Alternatively from Cardigan take the Main A487 road south west for some 5 miles and in the village of Eglwysrwrw take the second turning on the left onto the B4332 Eglwysrwrw to Boncath and Cenarth road. Follow directions as above.

## Description

Fernleigh comprises a Detached single storey Bungalow Residence of cavity brick and concrete block construction with rendered and roughcast elevations under a pitched slate roof. Accommodation is as follows:-

### uPVC Double Glazed Entrance Door

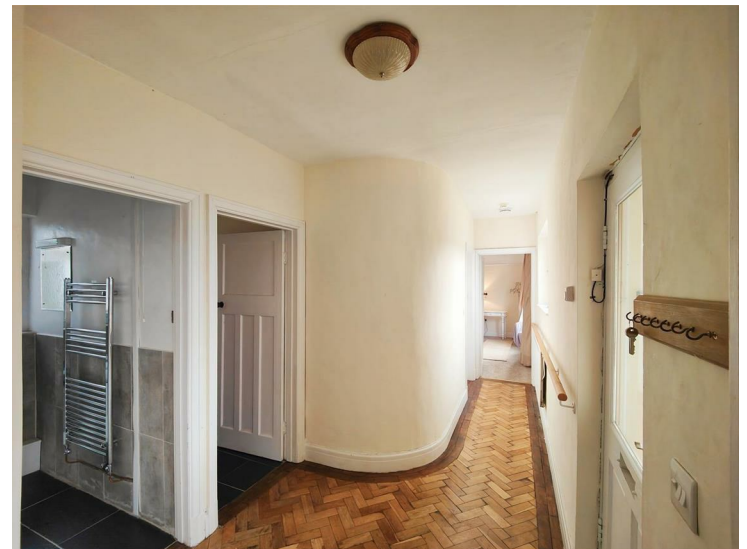
### Porch



7'4" x 3'11" (2.24m x 1.19m)

With ceramic tile floor, uPVC double glazed windows, ceiling light, coat hooks and a hardwood half glazed door to:-

### Hall



18'8" x 7'3" ('t' shaped) (5.69m x 2.21m ('t' shaped))

With an Oak wood block floor, radiator, ceiling light, 2 power points, uPVC double glazed window, main smoke detector, carbon monoxide alarm, Honeywell central heating thermostat control, doors to Bedrooms, Shower Room, Separate WC and:-

## Sitting Room



15'6" x 13'8" (4.72m x 4.17m)

With an Oak wood block floor, 2 radiators, 2 uPVC double glazed windows (one bay), blocked up fireplace with slate hearth (suitable for a wood burning stove), picture rail, TV point, telephone point and 10 power points.

## Dining Room



13'0" x 12'0" (3.96m x 3.66m)

With a laminate Oak floor, radiator, uPVC double glazed window, fireplace opening with a Slate Hearth, built in Airing Cupboard with shelves. Honeywell central heating timeswitch, 6 power points, Pitch Pine pull down ladder to an Insulated Loft and door to :-

## Kitchen/Breakfast Room



15'6" x 7'4" (4.72m x 2.24m)

With a Slate tile floor, 3 uPVC double glazed windows, range of fitted floor and wall cupboards with concealed worktop lights, part tile surround, double drainer stainless steel sink unit with mixer tap, built in Lamona electric Single Oven/Grill, Lamona 4 ring ceramic Cooker Hob, Cooker Hood, double panelled radiator, built in Fridge, cooker box, 7 power points, appliance points and door to:-

## Utility Room



9'2" x 6'8" maximum (2.79m x 2.03m maximum)

With ceramic tile floor, uPVC double glazed window, plumbing for automatic washing machine, inset single drainer stainless steel sink unit with hot and cold, part tile surround, ceiling light and doors to Rear Garden and Rear Concreted Yard.



## Shower Room



5'10" x 5'6" (1.78m x 1.68m)

With Slate tile floor, uPVC double glazed window, ceiling light, extractor fan, glazed and Aquaboard clad Shower cubicle with a thermostatic shower, Wash Hand Basin, wall mirror, shaving light/point, half tiled walls, ceiling light and a chrome heated towel rail/radiator.

## Separate WC

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

With a Slate tile floor, single glazed window, WC, half tiled walls, extractor fan, ceiling light and a wall mirror.

## Bedroom 1



15'4" x 11'11" (4.67m x 3.63m)

(maximum measurement to include the Bay plus door recess 3'0" x 2'0" ) With fitted carpet, 2 uPVC double glazed windows (one Bay), built in wardrobe with cupboard above, picture rail, ceiling light, 2 radiators TV point and 6 power points.

## Bedroom 2

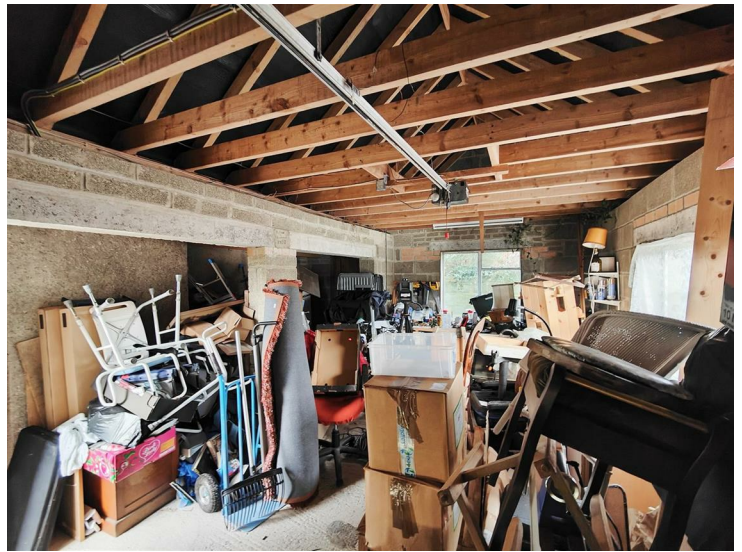


9'8" x 9'4" (2.95m x 2.84m)

With fitted carpet, radiator, uPVC double glazed window, picture rail, built in wardrobe, ceiling light and 4 power points.

The Property is accessed of the B4332 Eglwysrwr to Boncath road via double Wrought Iron Gates which lead to a tarmacadamed and concrete hardstanding which allows for Off Road Vehicle Parking Space and gives access to a :-

## Garage/Workshop



19'2" x 14'4" (5.84m x 4.37m)

Of concrete block construction with rendered and roughcast elevations under a pitched slate roof. It has 2 single glazed windows, a strip light, 6 power points, shelves, 2 pedestrian doors and a metal up and over door.

Directly to the fore of the Property is a reasonable sized Lawned Garden with Flowering Shrubs, Rhododendrons, a Camelia Bush and a Holly Tree. There is a concrete path surround to the Property and adjacent to the north western gable end of the Bungalow is a reasonable sized Lawned Garden with a:-

### Garden Shed

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

Of concrete block construction with a corrugated cement fibre roof. Adjoining is an:-

### Outside W.C

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

Of concrete block construction with a corrugated cement fibre roof.

To the rear of the Property is a Concreted Yard together with an external Worcester Oil Combination Boiler (heating domestic water and firing central heating) There is also an Oil Tank adjacent to the Garage

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

### Services

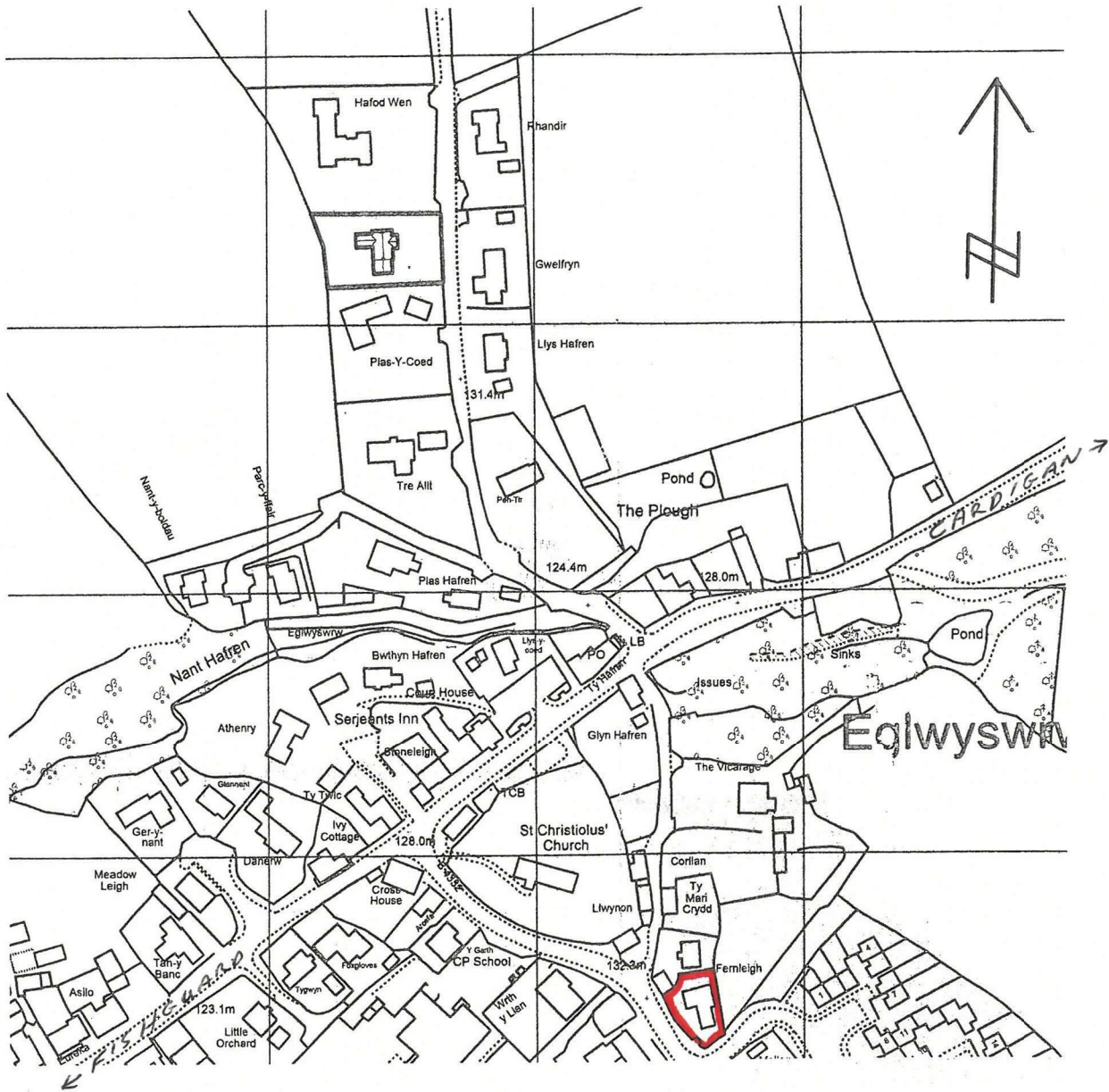
Mains Water, Electricity and Drainage are connected. Oil Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations.

### Tenure

Freehold with Vacant Possession upon Completion.

### Remarks

Fernleigh is comfortable Detached single storey Bungalow Residence which stands in an elevated location in a good sized established Gardens and within 100 yards or so of the Main A487 Fishguard to Cardigan Road. The Property is in good decorative order and benefits from Oil fired Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has a good sized Garage/Workshop and Off Road Vehicle Parking Space. It is ideally suited for a Couple, a small Family or Letting purposes and is offered 'For Sale' with a realistic Price Guide. Early Inspection strongly advised.



LOCATION PLAN  
1:2500

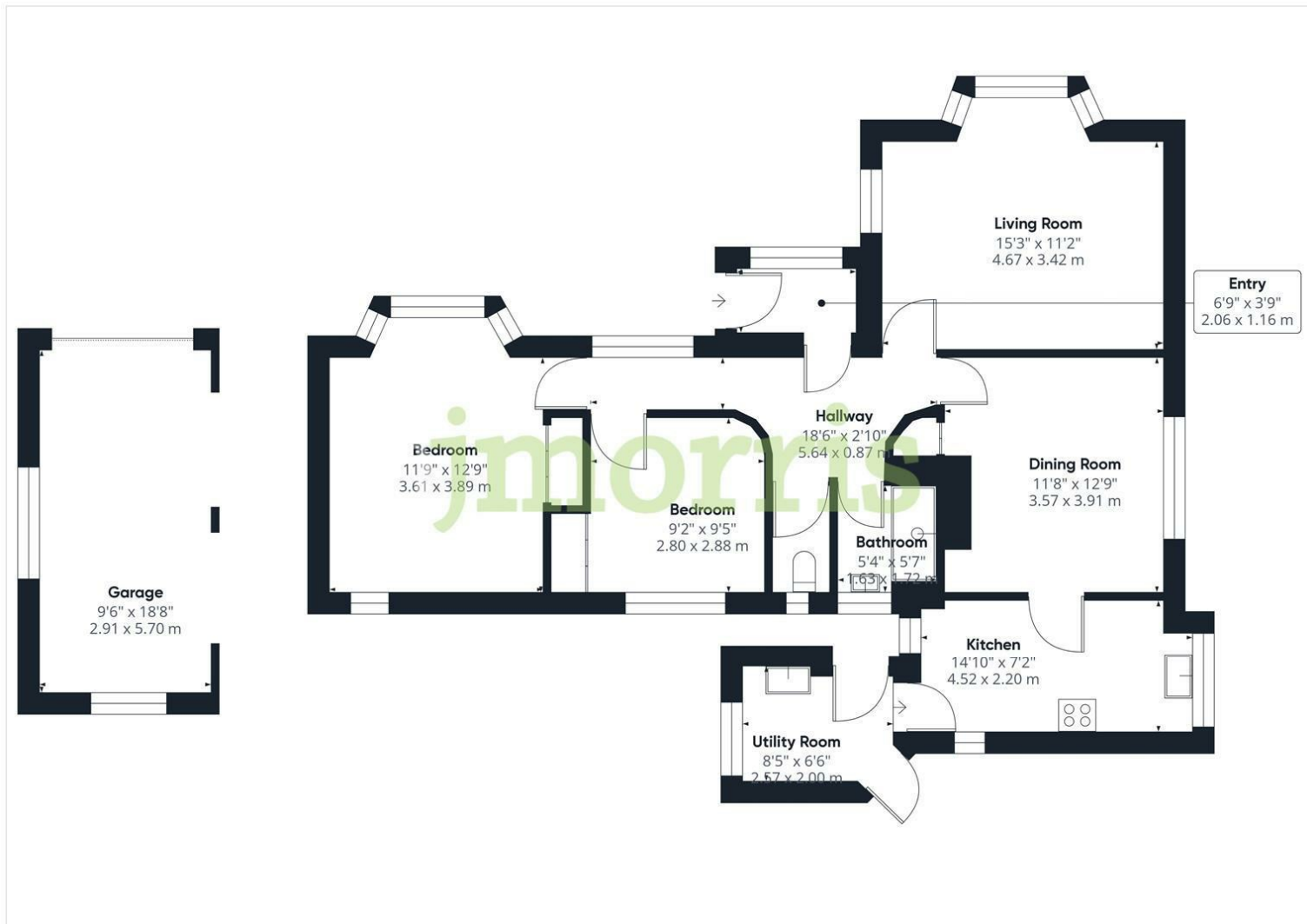
**Fernleigh,  
Eglwyswrw, Crymych, Pembrokeshire**

**Plan Not to Scale.**

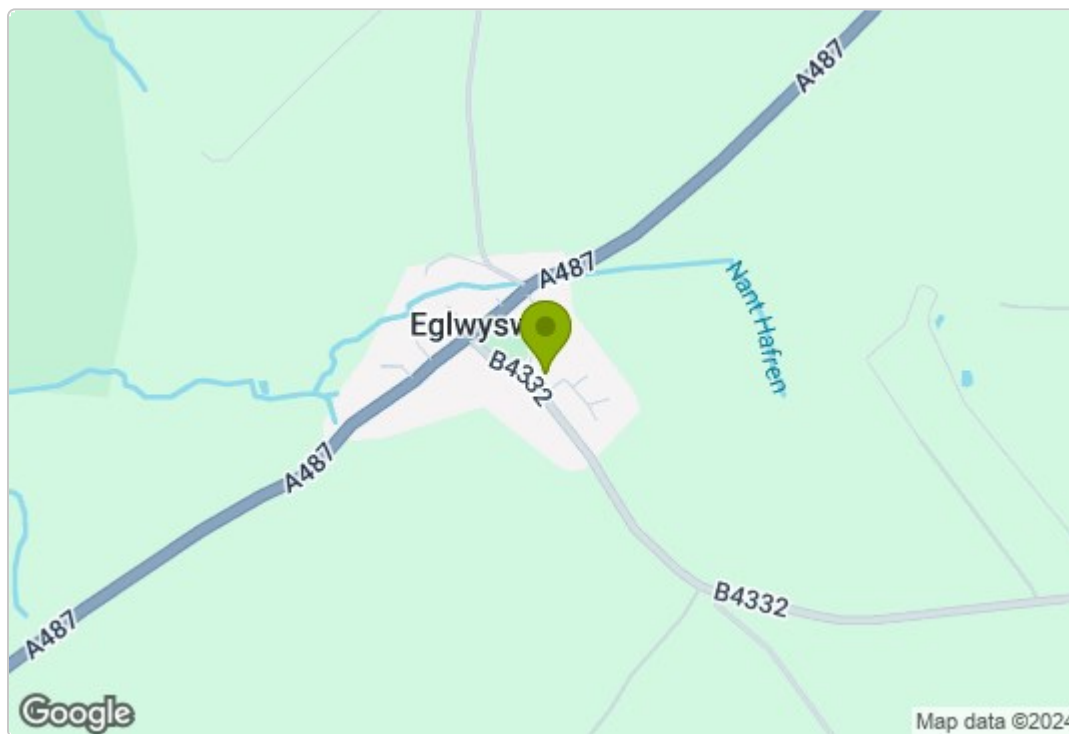
**Plan for Identification Purposes Only**



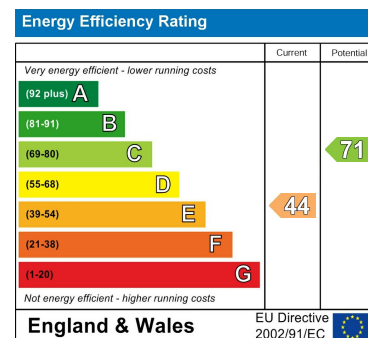
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

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