



## 5 Heol Caradog, Fishguard, Pembrokeshire, SA65 9AY

**Price Guide £485,000**

**\*No Forward Chain\***

\* An attractive and deceptively spacious Detached 2 storey Detached Modern Residence.

\* Well appointed Open Plan Living accommodation with a fully fitted Kitchen and Cloakroom on the First Floor.

\* Ground Floor has a Reception Hall, Utility Room, Conservatory with Hot Tub (by sep negotiation), 4 Bedrooms and 3 Bath/Shower Rooms (2 En Suite) accommodation.

\* Detached Garage as well as a block Pavior hardstanding to the fore and side allowing for ample Vehicle Parking and Turning Space.

\* Landscaped front and rear Gardens with a Lawned area, Paved Patios, Flower Beds and Flowering Shrubs.

\* Gas Central Heating, uPVC Double Glazing and both Wall and Roof Insulation.

\* Ideally suited for Family purposes.

\* Superb Coastal Sea views over Fishguard Bay to Dinas Head and beyond can be enjoyed from the First Floor accommodation and Gardens.

\* Early inspection strongly advised. Realistic Price Guide.

## SITUATION

Fishguard is a popular Historic 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, Supermarkets, a Post Office, Library, a Petrol Filling Station/Store 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 which has good links to Haverfordwest, Carmarthen, Cardiff, London Paddington and the rest of the UK..

The Pembrokeshire Coastline at The Parrog 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, Porthgain Traeth Llyfn, Abereiddy and Whitesands Bay.

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, a Post Office, 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 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London.

Heol Caradog is a popular elevated Residential area from where Panoramic Coastal Sea and Rural Views can be enjoyed. The Property is situated within half a mile or so of Fishguard Town Shopping Centre and Market Square.

## DIRECTIONS

From the office of Messrs JJ Morris at 21 West Street turn right and proceed up to Market Square. Take the first turning on the left in the direction of Main Street and continue on this road for 70 yards or so and take the first turning on the right into Hamilton Street. Continue on this road for 100 yards and proceed straight on up the hill into The Wallis and into Wallis Crescent. Continue on this road for a further 200 yards or so and take the second turning on the left into Bryn Llewellyn. Proceed on this road for 100 yards or so and take the first turning on the right into Heol Caradog. Continue on this road for 50 yards or so and 5

Heol Caradog is situated on the right hand side of the road. A 'For Sale' board is erected on site.

## DESCRIPTION

5 Heol Caradog comprises a Detached 2 storey Modern Residence of a timber frame construction with an external skin of concrete block with rendered and coloured elevations under a pitched concrete tiled roof. Accommodation is as follows:-

### Ground Floor

uPVC Double Glazed Entrance Door to:-

### Reception Hall



19'10" x 15'9" (6.05m x 4.80m)

With Oak flooring, uPVC double glazed window with a wooden blind, central heating thermostat control, 5 downlighters, 4 power points, built in Cloaks Cupboard with shelf, solid Oak staircase to First Floor with 2 downlighters over, opening to Rear Hall and Inner Hall and Oak doors to Bathroom and:-

### Bedroom 2 (Guest Suite)

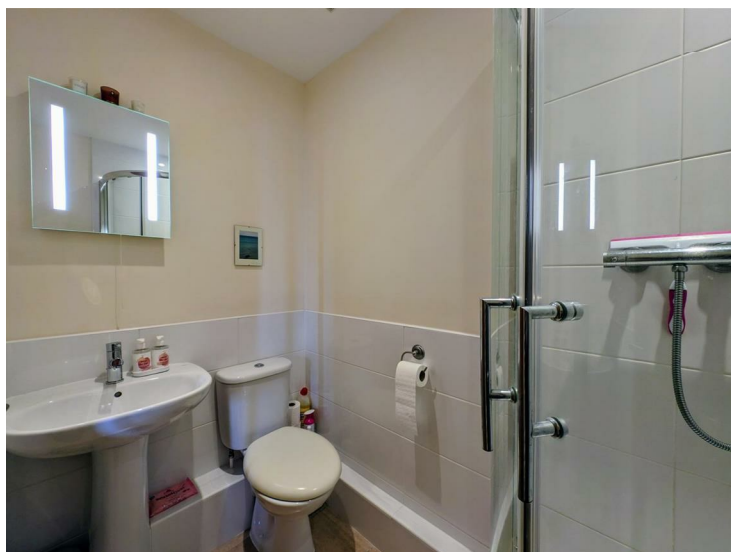


15'0" x 10'11" (4.57m x 3.33m)

With Oak flooring, uPVC double glazed window with a

wooden blind, ceiling light, built in Wardrobe with shelf, double panelled radiator, TV point, telephone point, 8 power points and an Oak door to:-

### En Suite Shower Room



6'8" x 4'1" (2.03m x 1.24m)

With ceramic tile floor, half tiled walls, white suite of WC, Wash Hand Basin with Mixer Tap and a glazed and tiled Shower Cubicle with a Thermostatic Shower, heated towel rail/radiator, 2 downlighters, illuminated wall mirror, toilet roll holder and an extractor fan.

### Bathroom



8'3" x 6'7" (2.51m x 2.01m)

With ceramic tile floor, half tiled walls, uPVC double glazed window with a venetian blind, white suite of WC, Wash Hand Basin with a Mixer Tap and a "P" shaped Bath with a curved shower screen and an Electric Shower over, 4 downlighters, extractor fan, illuminated wall mirror, toilet roll holder and a heated towel rail/radiator.

### Inner Hall

With Oak flooring, downlighter and Oak doors to Bedrooms 3 and 4 and:-

### Bedroom 1



With accommodation including a:-

### Hall

5'7" x 3'3" (1.70m x 0.99m)

With Oak flooring, downlighter, opening to Bedroom and an Oak door to:-

### En Suite Shower Room



8'2" x 5'8" (2.51m x 1.73m)

With ceramic tile floor, half tiled walls, 4 downlighters, extractor fan, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a thermostatic Shower and glass wall shelf, toilet roll holder, robe hooks, heated towel rail/radiator and illuminated mirror fronted bathroom cabinet.

### Bedroom 1

14'0" x 12'4" (4.27m x 3.76m)

With Oak flooring, 3 uPVC double glazed windows, with wooden blinds, 6 downlighters, double panelled radiator, 6 power points, wall reading light and a fitted "L" shaped range of wardrobes and dressing table.

### Bedroom 3



13'5" x 9'5" (4.09m x 2.87m)

With Oak flooring, double panelled radiator, uPVC double glazed window with a wooden blind, built in Wardrobe with shelf, ceiling light, TV point and 6 power points.

### Study/Bedroom 4



9'6" x 9'3" (2.90m x 2.82m)

With Oak flooring, uPVC double glazed window with a wooden blind, double panelled radiator, built in cupboard with shelves, 4 ceiling spotlight, TV point, telephone point, 4 power points and a fitted desk.

### Rear Hall



With Oak flooring, double panelled radiator, 2 downlighters, uPVC double glazed French doors with venetian blinds to Conservatory and an Oak door to:-

### Utility Room



10'4" x 8'1" (3.15m x 2.46m)

(maximum measurement). With ceramic tile floor, range of Oak floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, uPVC double glazed window with a venetian blind, Worcester freestanding Gas Combination Boiler (heating domestic hot water and firing central heating), 4 ceiling spotlight, tiled splashback. appliance points, 6 power points, double panelled radiator, folding wall clothes airing/towel rail, plumbing for automatic washing machine and a tumble drier vent.

## Conservatory



18'1" x 16'3" (5.51m x 4.95m)

Newly installed in 2022, uPVC double glazed with a ceramic tile floor, 2 uPVC double glazed pedestrian doors to exterior, uPVC double glazed Patio doors to a sheltered Indian Sandstone Paved Patio, glass shelf, 1 power point, 3 wall uplighters and a 14'0" x 8'0" approx Arctic Spa, Swim Spa - available by Separate Negotiation.

A staircase from the Reception Hall gives access to the:-

## First Floor

### Open Plan Sitting/Dining/Kitchen



## Sitting Area



34'6" x 14'0" (10.52m x 4.27m)

With fitted carpet, 16 downlighters, 2 Velux windows with blinds, double panelled and single panelled radiators, TV point, telephone point, 18 power points, 2 Oak display shelves at low level, uPVC double glazed dormer window with wooden blinds (affording superb Coastal Sea views over Fishguard Bay to Dinas Head) and uPVC double glazed French Doors with Venetian Blinds to a:-

## Balcony



12'0" x 8'0" (approx) (3.66m x 2.44m (approx))

With a timber decked floor, tubular stainless steel posts, wooden handrails and both frosted and clear glass screening. Stunning rural views.

## Kitchen/Dining Room



29'5" x 19'8" (8.97m x 5.99m) ("T" shaped maximum). With Oak flooring, 3 double panelled radiators, 17 downlighters, range of fitted floor cupboards with built in dishwasher, built in stainless steel fronted double Oven/Grill, part tiled surround, appliance points, 26 power points, a Peninsular Bar with 2 built in refrigerators, built in freezer, 5 ring Ceramic Hob and a Stainless Steel Cooker Hood over (externally vented), Built-In Double Oven, TV point, 3 Velux windows with blinds affording rural views to the rear of the Property, Mains Smoke Detector, access to an Insulated Loft, 3 uPVC double glazed windows with wooden blinds (2 of which afford Rural views, whilst the other affords a superb Coastal Sea view over Fishguard Bay to Dinas Head), window seat and an Oak door to:-

## Cloakroom



6'9" x 6'3" (2.06m x 1.91m) With ceramic tile floor, Velux window with blind enjoying harbour views, suite of WC and Wash Bowl with mixer tap, fitted floor cupboards, extractor fan, 2 power points, toilet roll holder, 2 downlighters and a heated towel rail/radiator.

## Externally

Directly to the fore of the Property is a block Pavior drive and hardstanding which allows for ample Vehicle Parking and Turning Space. Beyond the parking area is an Ornamental Stone Patio which is bounded at the fore by a natural stone wall. There is a block Pavior and Concrete path surround to the Property and adjacent to the eastern gable end and rear of the Property is a block Pavior hardstanding which allows for ample Vehicle Parking and Wrought Iron Gates give access to a:-

## Detached Garage



20'0" x 12'0" (6.10m x 3.66m) Of concrete block construction with rendered and whitened roughcast elevations under a pitched concrete tiled roof. It has a Hormann metal (electrically operated) roller door, a Workbench, 4 strip lights, 10 power points, wall shelves and a uPVC pedestrian door.

Adjoining the Garage at the rear is a Potting Shed.

Directly to the rear of the Property and adjacent to the Conservatory is a sheltered semi circular Indian Sandstone Paved Patio with a wall light and beyond and at a higher level is a good sized Lawned Garden together with Ornamental Stone areas and a raised corner Flower and Shrub Border with Ornamental Stone areas.

4 Outside Electric Lights (2 Sensor Lights) and 6 Soffit Downlighters at the fore. Outside Water Tap and 5 Outside Power Points.

## SERVICES

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazed Windows and Doors throughout. Wall and Roof Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

## TENURE

Freehold with Vacant Possession upon Completion.



### REMARKS

5 Heol Caradog is an exceptional, Detached 2 storey Modern Residence which stands on this popular Residential Cul-de-Sac in an elevated part of the Town from where superb Coastal Sea and Rural views can be enjoyed. The Property is in excellent decorative order throughout benefiting from Gas Central Heating, uPVC Double Glazing and both Wall and Loft Insulation. In addition, it has the benefit of a Detached Garage as well as ample Off Road Vehicle Parking and Turning Space together with good sized, easily maintained Landscaped Gardens with Lawned areas, Flowering Shrubs, Flower Beds and Patio areas. It is ideally suited for Family purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised. No Forward Chain.

# 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) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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

**Council Tax Band - E**

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