

2 Heol Cyfan, Penyraber, Fishguard, Pembrokeshire, SA65 9EF

**Price Guide £279,950**

- \* A Comfortable Detached 2 storey Dormer Bungalow residence.
- \* Spacious 2 Reception, Kitchen, Utility, 2 Bath/Shower Room and 3 Bedroom Accommodation.
- \* Gas Central Heating. uPVC Double Glazing. Loft Insulation and Boarded Undereaves Storage areas.
  - \* Garage and Off Road Vehicle Parking Space to fore.
- \* Sizable Gardens with Paved and Timber Decked Patios, Flowering Shrubs and Bay Tree.
  - \* Greenhouse and Greenhouse Base. Cellar Store.
- \* Ideally suited as Family home. 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, Restaurants, Hotels, Public Houses, Cafes, Takeaways, a Post Office, Library, a Petrol Filling Station/Store, Art Galleries, a Cinema/Theatre, Repair Garages, 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 beach at The Parrog is within a half 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 Post Office, Repair Garages, 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 as well as good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Heol Cynan is a Residential Cul-de-sac which forms part of Pen-yr-Aber which is a medium sized Residential Estate standing on the Headland overlooking Fishguard Harbour and Fishguard Bay. Heol Cynan is accessed off Bryn Elfed and is within 750 yards or so of Fishguard Town Shopping Centre and Market Square.

## Directions

From the Offices of Messrs J. J. Morris at 21 West Street, turn left and continue in the direction of Goodwick for 200 yards or so and take the 4th turning on the right into Brodog Terrace. Continue on this road for a 70 yards or so and follow the road to the left. Proceed along Brodog Terrace for 200 yards and continue into Bryn Elfed. Continue on this road for 100 yards or so, passing the turning on the right into Heol Emrys and a short distance

further on, take the 2nd turning on the left into Heol Cynan. No 2 is the second property on the right hand side of the road. A "For Sale" Board is erected on site.

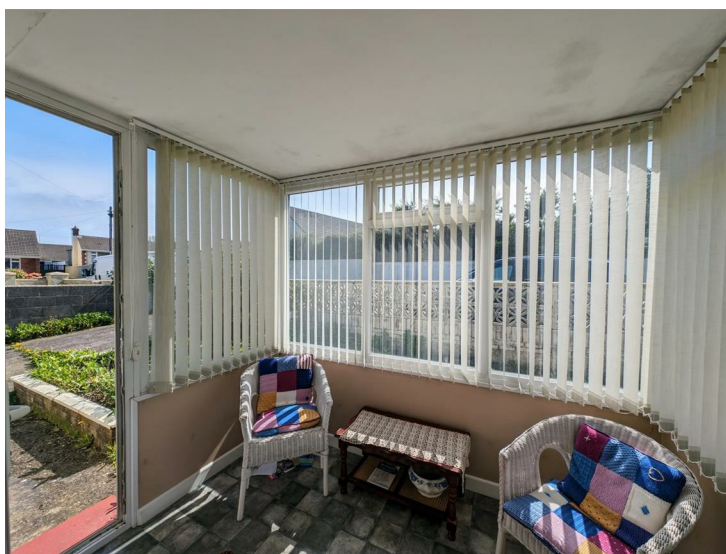
## Description

2 Heol Cynan comprises a Detached 2 Storey Dormer/Chalet Bungalow residence of cavity concrete block and brick construction with part reformite stone, part brick faced and mainly rendered and coloured roughcast elevations under a pitched interlocking concrete tiled roof. Accommodation is as follows:-

### Ground Floor

uPVC double Glazed Entrance Door to :-

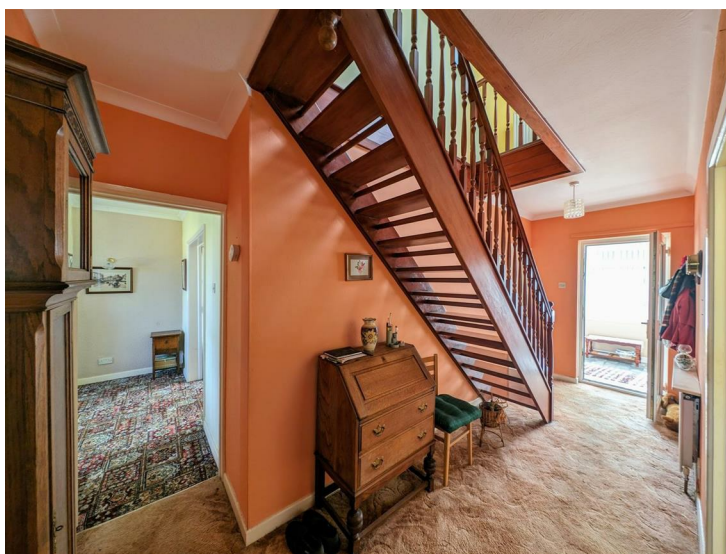
#### Porch



8'8" x 8'6"

with uPVC double glazed door to:-

#### Hall



19'5" x 10'9" (5.79m'1.52m" x 3.05m'2.74m")

'T' shaped maximum with fitted carpet, hardwood open tread staircase to First Floor, ceiling light, telephone point, radiator, 2 power points, British Gas central heating timeswitch, built in Airing Cupboard with heated towel rail/radiator and shelves, coat hooks and door to:-



## Sitting Room



14'0" x 12'5" (4.27m'0.00m" x 3.66m'1.52m" )  
with fitted carpet, uPVC double glazed window with vertical blinds, an attractive Marble fireplace with Marble hearth housing a coal effect gas fire, double panelled radiator, ceiling light, 2 wall lights, 6 power points, TV point and glazed sliding doors to :-

## Dining Room



12'10" x 10'6" (3.91m x 3.20m)  
with fitted carpet, double panelled radiator, uPVC double glazed window with vertical blinds, ceiling light and 2 wall lights, TV point and 4 power points.

## Kitchen/Breakfast Room



15'0" x 8'0" (4.57m'0.00m" x 2.44m'0.00m" )  
with vinyl floor covering, range of Oak floor and wall cupboards, single glazed window to Utility Room/Rear Porch, strip light, 7 power points, Zanussi cooker hood, Beko freestanding 4 ring electric cooker, radiator, strip light, inset single drainer stainless steel sink unit with hot and cold, part tiled surround and a half glazed door to:-

## Rear Porch/Utility Room



8'6" x 5'0" (2.44m'1.83m" x 1.52m'0.00m" )  
with double glazed windows with vertical blinds, radiator, plumbing for washing machine, uPVC double glazed door to rear garden and 2 power points.



## Bathroom



7'9" x 6'3" (2.13m'2.74m" x 1.83m'0.91m" )  
with vinyl floor covering, suite of panelled Bath with shower attachment, Wash Hand Basin and WC, half tiled walls, double panelled radiator, uPVC double glazed window with roller blind, shaver light/point, dado rail, ceiling light, toilet roll holder, mirror fronted bathroom cabinet and a towel ring.

## Bedroom 1 (front)



13'0" x 11'3" (3.96m'0.00m" x 3.35m'0.91m" )  
with fitted carpet, radiator, ceiling light, uPVC double glazed window with vertical blinds, pull switch and 5 power points.

## Bedroom 2 (rear)



12'11" x 10'7" (3.66m'3.35m" x 3.05m'2.13m" )  
with fitted carpet, uPVC double glazed window to rear, ceiling light, pull switch, radiator and 3 power points.

## First Floor

### Landing



15'0" x 6'1" (4.57m'0.00m" x 1.83m'0.30m" )  
maximum measurement with fitted carpet, radiator, Velux window with blind, Pine tongue and groove clad ceiling, ceiling light, 1 power point, access to undereaves storage space with electric light and doors to Shower Room and :-

### Bedroom 3



12'8" x 12'5" (3.66m'2.44m" x 3.66m'1.52m") plus dormer recess 3'11" x 2'7" with fitted carpet, radiator, Pine tongue and groove clad ceiling, ceiling light, uPVC double glazed gable end window with vertical blinds (affording Sea views), wall mounted convactor heater, robe hooks, 5 power points and access to undereaves storage space.

### Boiler/Store Room

10'6" x 4'6" (3.05m'1.83m" x 1.22m'1.83m" ) with a electric light, access to a boarded undereaves storage area and a Worcester wall mounted Gas Combination Boiler ( heating domestic hot water and firing central heating).

### Shower Room



11'0" x 10'6" (3.35m'0.00m" x 3.05m'1.83m" ) maximum with vinyl floor covering, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Shower Cubicle with a Triton electric shower, Glen wall mounted fan heater, shaver light/point, part tiled surround, double panelled radiator, ceiling light, wall mirror, towel rail, towel ring, toilet roll holder and a Velux window with blind.

### Externally

There is a raised Ornamental Stone Garden to the Fore of the Property with Flowering Shrubs, Hydrangeas and a Water Feature which is bounded by a brick and concrete block screen wall. A concrete drive leads into the Property off Heol Cynan and allows for Vehicle Parking Space and gives access to :-

### Lean to Garage



21'3" x 9'3" ( 6.40m'0.91m" x 2.74m'0.91m" ) of concrete block construction with a corrugated cement fibre roof. It has the benefit of a metal up and over door, electric light, power points and a pedestrian door from the Garage gives access to a:-

### Storm Porch

3'9" x 2'11" with an opening and steps leading down to the Rear Garden and door to:-

### Outside WC

5'11" x 2'10" of concrete block construction with a corrugated cement fibre roof.

There is a concrete path surround to the Property and to the rear is a Paved Patio with Flowering Shrubs, a Bay Tree and a raised Timber Decked Patio with Pergola. There is also a Greenhouse 6'0" x 4'0" and also a Greenhouse Base.

Beneath the Rear Porch/Utility Room is a:-

### Cellar Store

8'6" x 5'0" ( 2.44m'1.83m" x 1.52m'0.00m" ) with an electric light.

3 Outside Electric Lights and an Outside Water Tap.

The boundaries of 2 Heol Cynan are edged in red on the attached Plan to the Scale of 1/2500.

### Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Loft Insulation and a Boarded Undereaves Storage Areas. Telephone , subject to British Telecom Regulations. Broadband Connection.

### Tenure

Freehold with Vacant Possession upon Completion.

### Remarks

2 Heol Cynan is a deceptively spacious Detached 2 storey Dormer Bungalow Residence which stands in a popular Residential area within 700 yards or so of Fishguard Town Shopping Centre and Market Square. The Property is in need of some modernisation and updating, although it has the benefit of uPVC Double Glazing, Gas Central Heating and an Insulated Loft together with Boarded Undereaves Storage areas. There is also a Lean to Garage and Off Road Vehicle parking as well as easily maintained front and rear gardens with Ornamental Stone areas, Timber Decked and Paved Patios, Flowering Shrubs, etc.. etc.. It is ideally suited as a Family home and is offered 'For Sale' with realistic Price Guide. Early Inspection strongly advised.





# FISHGUARD (ABERGWAUN)

2 Heol Cyfan,  
Penyraber, Fishguard, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only.

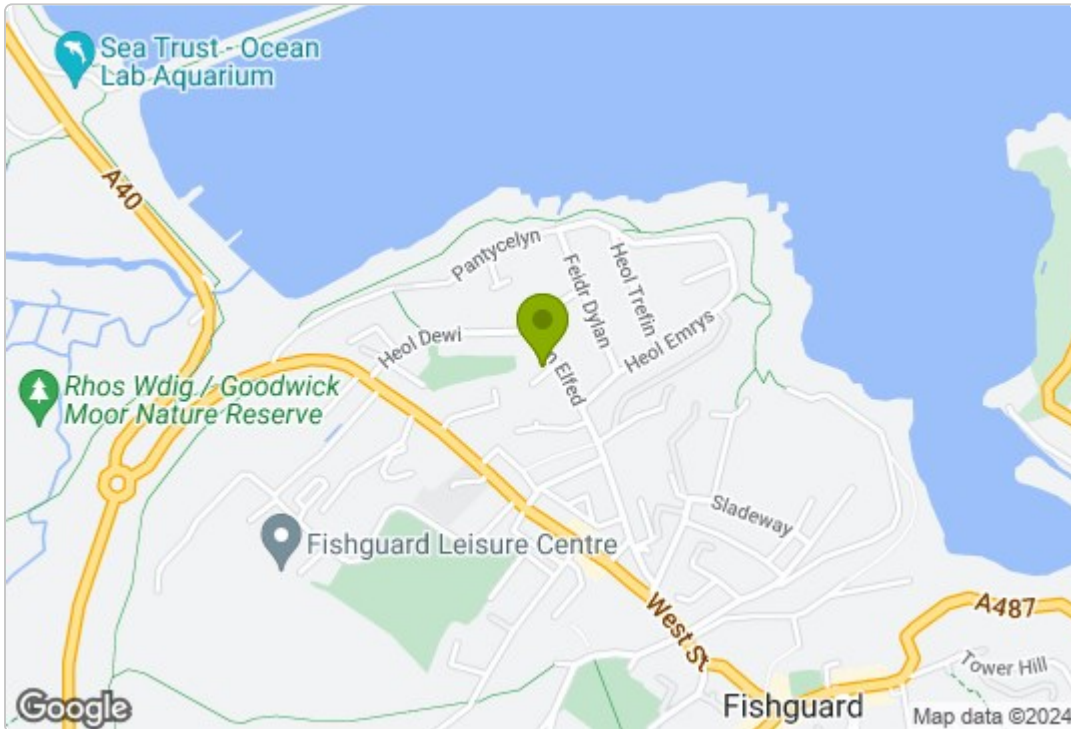


# Floor Plan



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>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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

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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