



24 Glyn-Y-Mel Road, Lower Town, Fishguard, Pembrokeshire, SA65 9LY

Price Guide £225,000

*A privately located Linked/Semi Detached 2 storey Cottage residence.

*Comfortable 2 Reception, Kitchen, Sun Room, 2 Bedroom and Bathroom accommodation.

*All Mains Services. uPVC Double Glazing. Loft Insulation. Electric Heating.

*Large Gardens and Grounds including an Old (derelict) Stone Barn/Building with Conversion potential (subject to Planning) with a Lawned Area to the fore allowing for Vehicle Parking and Turning Space.

*Ideally suited for a Couple, First Time Buyers, Investment or for Letting purposes.

*Early inspection strongly advised. Realistic Price Guide. EPC Rating E

Situation

Lower Fishguard is a popular Harbour Village which stands on the North Pembrokeshire Coastline within a half a mile or so of the Market Town of Fishguard.

Lower Fishguard has the benefit of a Public House and a Yachting and Boating Club. Lower Fishguard is renowned as being the location for various films and television programmes. Most recently "Halen yn y gwaed" (Salt in the blood) a Welsh language TV programme but more famously in the film version of "Under Milk Wood" starring Richard Burton.

Lower Fishguard Harbour provides excellent boating and mooring facilities and The River Gwaun, being close by, provides good Salmon, Sea Trout (Sewin) and Trout fishing.

The Market Town of Fishguard is within easy walking distance and 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, Take-Aways, Cafes, a Post Office, Library, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The twin town of Goodwick is within a mile and a half or so of the Property 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 mile and a quarter or so and also close by are the other well known sandy beaches and coves at Aberbach, Pwllgwaelod, Cwm-yr-Eglwys, Aberfforest, Aber Rhigian, Cwm, Newport Sands, Pwllcrochan, Abermawr, Abercastle, Aberfelin and Porthgain.

The County and Market Town of Haverfordwest is some 15 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybush

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

Glyn-y-Mel Road is a residential area which runs in a south easterly direction off the Main A487 Fishguard to Cardigan road. 24 Glyn-y-Mel Road is situated within 130 yards or so of the Main A487 Road at Bridge Street and is within 300 yards or so of the Quay at Lower Fishguard Harbour.

Directions

From the Office of Messrs JJ Morris at 21 West Street turn right and bear left and proceed up to Market Square. Take the road to the left into Main Street and continue on this road for 150 yards or so and follow the road to the left down the hill into Lower Town. Proceed over the bridge and a 100 yards or so further on take the turning on the right into Glyn y Mel Road. Proceed on this road for 130 yards or so and upon reaching Glyn y Mel Square, the entrance to 24 Glyn y Mel is situated on the right of the properties directly facing.

Description

24 Glyn-y-Mel comprises a Linked/Semi Detached 2 storey Cottage of solid stone and brick/concrete block construction with rendered and coloured roughcast elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

Ground Floor

Hall



8'9" x 3'0" (2.67m x 0.91m)

With fitted carpet, ceiling light, staircase to First Floor, Dimplex storage heater, 2 power points and doors to Dining Room and:-

Sitting Room



15'3" x 8'7" (4.65m x 2.62m)

With fitted carpet, slate open fireplace with pine surround and slate hearth, uPVC double glazed window, ceiling light, wall mounted convector heater. TV point and 6 power points.

Dining Room



15'5" x 8'9" (4.70m x 2.67m)

With fitted carpet, 2 uPVC double glazed windows, storage heater, ceiling light, pebble effect electric fire in an attractive surround, smoke detector (not tested), 6 power points, folding door to Kitchen and door to:-

Walk in Understairs Storage/Utility Cupboard

6'6" x 4'0" (1.98m x 1.22m)

With single glazed window, ceiling light, tiled floor, plumbing for automatic washing machine and power points.

Kitchen



8'7" x 5'0" (2.62m x 1.52m)

With floor and wall cupboards, fridge recess, access to loft, uPVC double glazed window, cooker box, 8 power points, 4 ceiling spotlight, inset single drainer stainless steel sink unit with mixer tap, cooker recess, part tile surround, wall mounted convector heater, a small Breakfast Bar/Shelf and a half glazed door to:-

Sun Room



8'3" x 7'0" (2.51m x 2.13m)

With vinyl floor covering, wall light and a half glazed door to rear garden.

First Floor

Landing



7'3" x 6'0" (2.21m x 1.83m)
('L' shaped maximum) With fitted carpet, uPVC double glazed window over stairwell, access to an Insulated Loft, smoke detector (not tested), ceiling light, 2 power points and doors to Bathroom, Bedroom 2 and:-

Bedroom 1



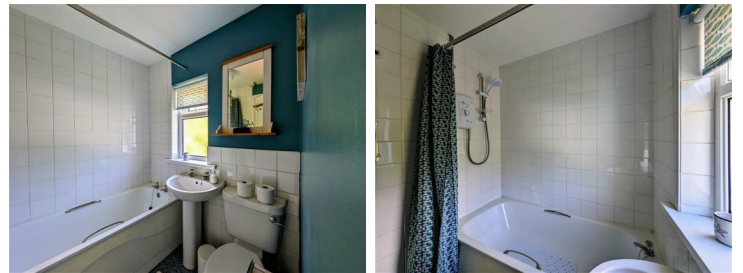
16'6" x 7'1" (5.03m x 2.16m)
With fitted carpet, 2 uPVC double glazed windows with roller blinds, ceiling light, 4 power points, Dimplex wall mounted convector heater and an Airing Cupboard with shelves housing a lagged copper hot water cylinder and immersion heater.

Bedroom 2



14'2" x 8'8" (4.32m x 2.64m)
With fitted carpet, 2 no fitted double wardrobes with shelves and hanging rails along one wall, uPVC double glazed window with roller blind, ceiling light, wall mounted convector heater and 6 power points.

Bathroom



5'9" x 5'7" (1.75m x 1.70m)
With suite of panelled Bath, Wash Hand Basin and WC, Triton T80 electric shower over bath, uPVC double glazed window, vinyl floor covering, ceiling light, part tile surround, Dimplex wall mounted fan heater, wall mirror/shelf, toilet roll holder and a shower curtain and rail.

Externally

A narrow tarmacadamed drive leads into the Property passing 22 Glyn-y-Mel Road to a Lawned Garden which provides Vehicle Parking and Turning Space.

Directly to the rear of the Cottage is a Lawned Garden with Flowering Shrubs, Hydrangeas, etc and beyond and accessed via a pedestrian gate is a large Vegetable Garden area. There is also an Old (derelict) Stone Barn/Building with conversion potential (Subject to Planning) as well a Lawned area directly to the fore of the Barn/Building (on the north western side) which would allow for Vehicle Parking and Turning Space. 2 Outside Electric Lights.

The boundaries of 24 Glyn-y-Mel Road in it's entirety are edged in red on the attached Plan to the Scale of 1/500 approx.

Services

Mains Water, Electricity and Drainage are connected. uPVC Double Glazing. Loft Insulation. Wiring for Telephone (subject to British Telecom Regulations). Electric Heating via Convector and Storage Heaters.

Tenure

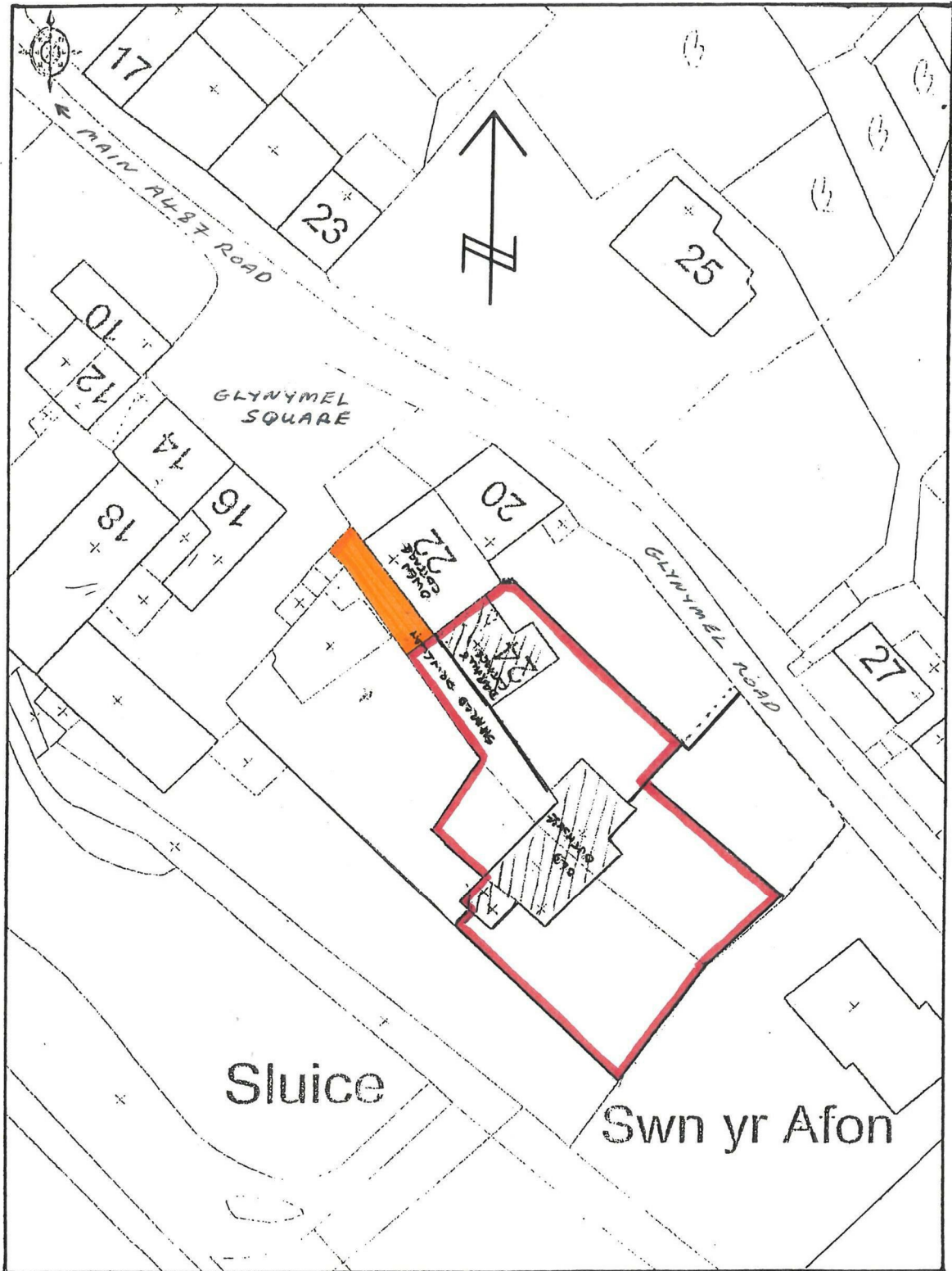
Freehold with Vacant Possession upon Completion.

Rights of Ways

Vehicle and Pedestrian Access Rights of Ways exist in favour of 24 Glyn y Mel Road over Land being part of No 22 Glyn y Mel Road which is coloured orange on the attached Plan to the Scale of 1/500 approx.

Remarks

24 Glyn y Mel Road is a comfortable, private Semi Detached/Linked 2 storey Cottage residence which stands in a delightful location in this popular Harbour Village and being ideally suited for a Couple, Small Family, Letting or for Investment purposes. The Property is in good decorative order, benefitting from uPVC Double Glazing, Loft Insulation and Electric Heating. In addition, it has large Gardens and Grounds together with an Old (derelict) Stone Barn/Building with conversion potential (Subject to Planning). It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

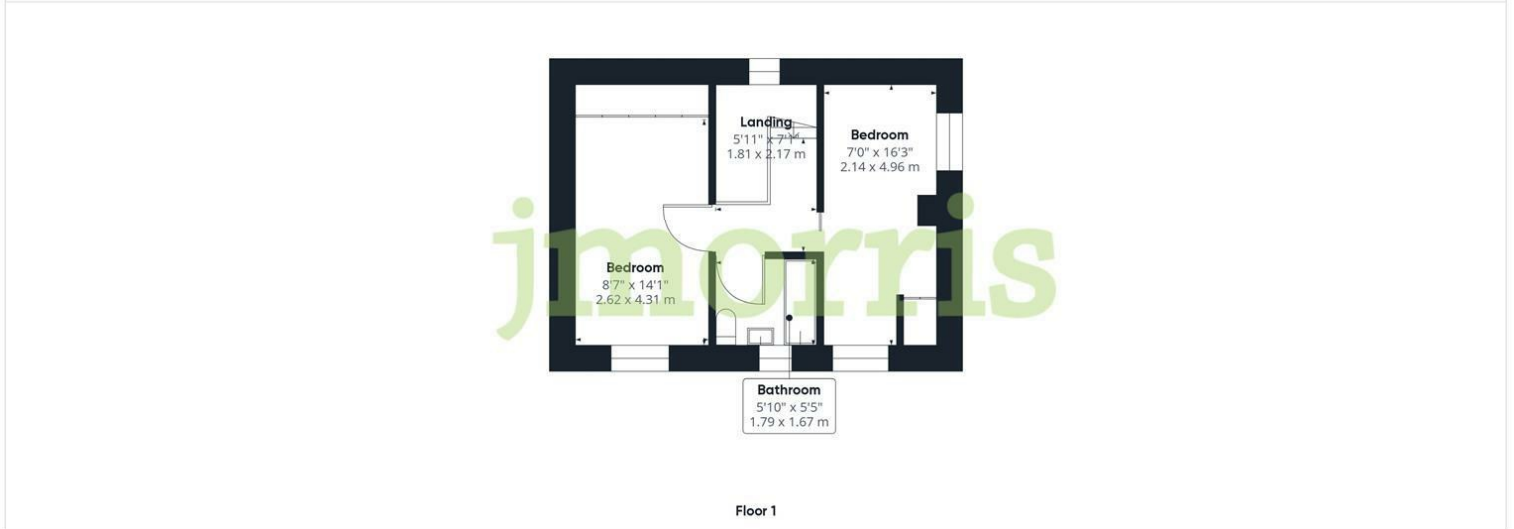
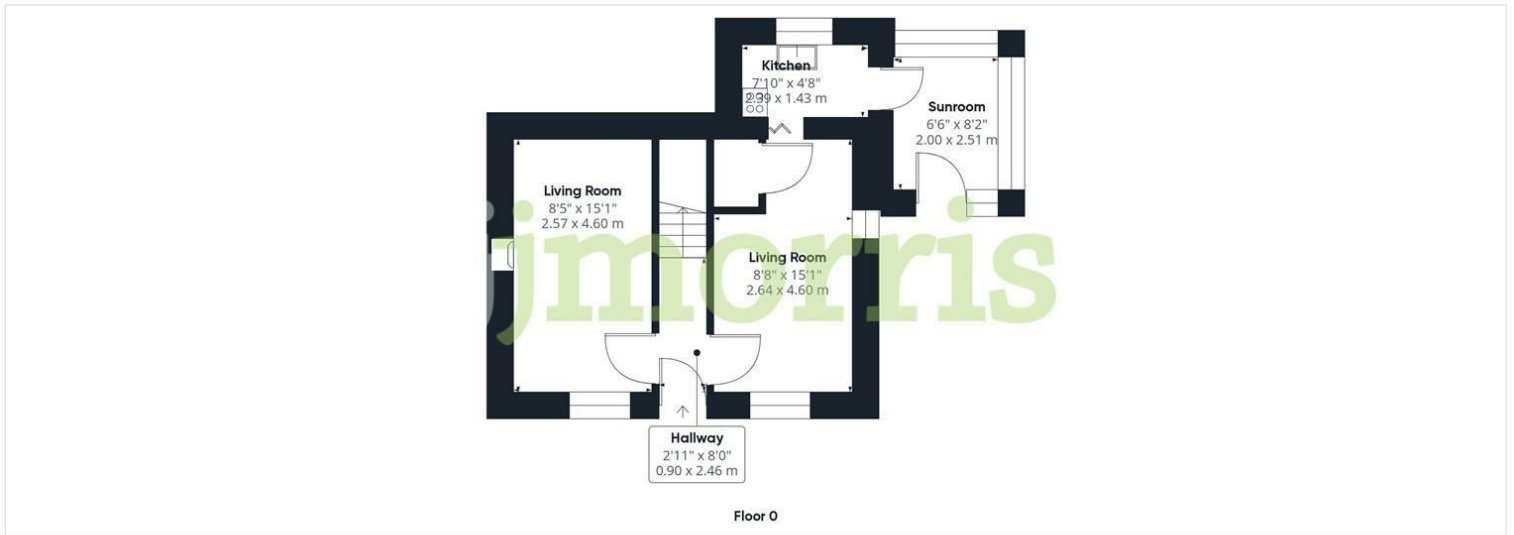


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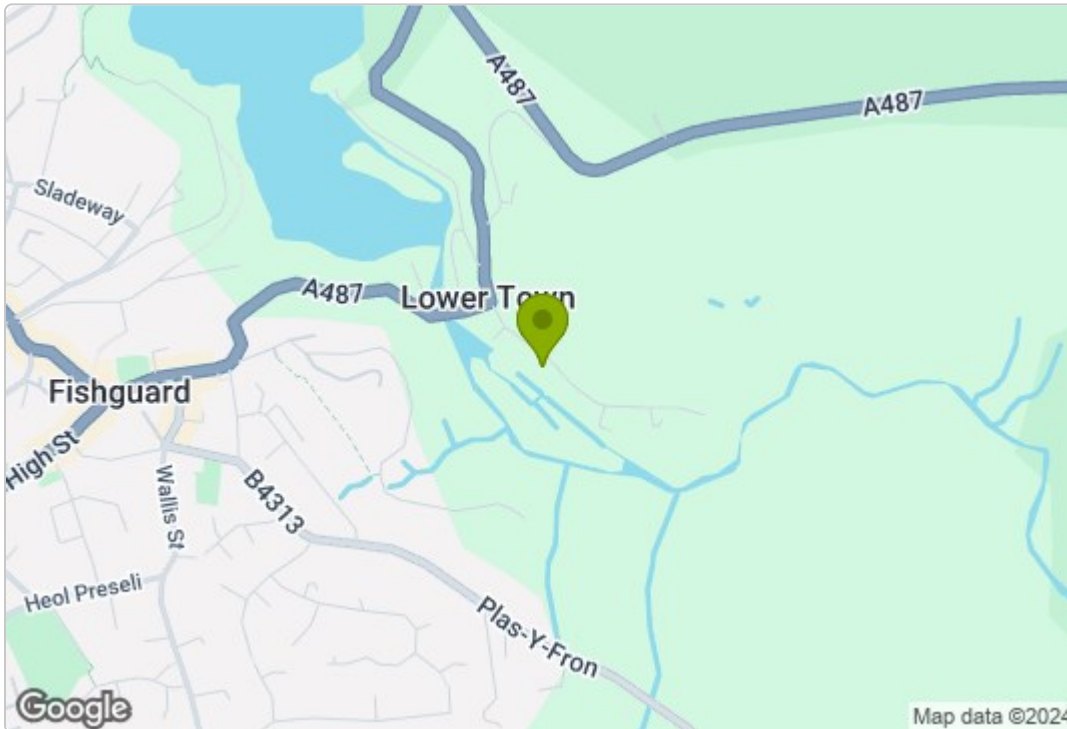
**24 Glyn-y-Mel Road,
Lower Town, Fishguard, Pembrokeshire**

**Scale 1/500 approx
Plan for Identification Purposes Only**

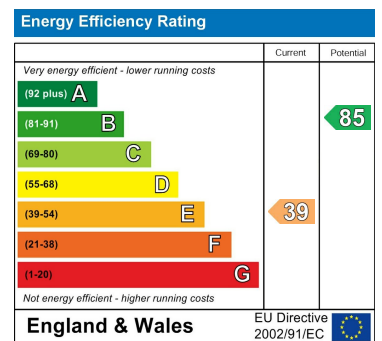
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - D

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