



Fferm Ty Uchaf, Trefasser, Goodwick, Pembrokeshire, SA64 0LP

Price Guide £328,500

A delightfully situated Semi Detached stone built Farmhouse Residence which stands in a delightful location on the North Pembrokeshire Coastline from where delightful rural views can be enjoyed to Garn Fawr and the surrounding countryside. Superb Coastal Sea views over the North Pembrokeshire Coastline can be enjoyed within a few hundred yards or so of the Property. The Farmhouse has a wealth of character and is in good decorative order benefiting from an Open Plan Sitting/Dining Room/Kitchen (27'9" x 14'6"), Utility Room, Study/Bedroom 4, Shower Room, Bathroom and 3 Bedrooms. In addition, it has L.P. Gas Central Heating and uPVC Double Glazing. There is a private enclosed front Lawned Garden with Flowering Shrubs, a Bay Tree, Roses and a Garden Shed and a large rear Lawned Garden with ample Vehicle Parking and Turning Space. It is ideally suited for Family, Holiday Letting or for Investment purposes and early inspection is strongly advised. Realistic Price Guide. EPC Rating "F"

SITUATION

Trefasser is a small Hamlet which is situated in between the Coastal Town of Goodwick (4 miles North East) and the village of St Nicholas (1.5 miles South West).

St Nicholas being close by has the benefits of a Church and a Community/ Village Hall.

Goodwick is within easy car driving distance and has the benefit of a few Shops, a General Store/Post Office, Primary School, Chapels, Public Houses, Hotels, 2 Fish and Chip Shop Cafes/Take-Away's ,a Supermarket, 2 Cafés, Petrol Filling Station/Store and Churches at Llanwnda, Manorwen and Fishguard.

The Market Town of Fishguard is within 5 miles or so and has the benefits 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, Cafe's, Take-Aways, Art Galleries, a Post Office, Library a Cinema/Theatre, Supermarkets and a Leisure Centre.

The Pembrokeshire Coastline at Pwllderi is within a few hundred yard or so of the Property and also close by are the well known sandy beaches and coves at Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy, The Parrog, Pwllgwaelod, Cwm-yr-Eglwys and Newport Sands.

Trefasser stands within the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly. The Pembrokeshire Coast Footpath is within a few hundred yards of Fferm Ty Uchaf.

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.

Fferm Ty Uchaf stands on the Strumble Head Peninsula and is within a short drive of the Market Town of Fishguard, whilst the County and Market Town of Haverfordwest is some 17 miles or so south and has an 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.

DIRECTIONS

From the Offices of Messrs J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for half a mile. Upon reaching the bypass roundabout, take the second exit, signposted to Goodwick and Fishguard Harbour. Continue on this road for 5/600 yards and upon reaching the roundabout adjacent to Tesco Express, turn

left onto the Main A487 Road, signposted to St Davids. Continue on this road for in excess of 2 miles passing through the hamlet of Panteg and approximately a mile or so further on, take the first turning on the right at the crossroads, signposted to St Nicholas. Continue on this road for in excess of a mile and proceed through the village of St Nicholas and a half a mile or so further on, take the road 90° to the left. Continue on this road for a further half a mile or so and upon reaching the hamlet of Trefasser, take the second turning (straight on) towards Pwllderi. Proceed on this road for a quarter of a mile or so and Fferm Ty Uchaf is the last but one Property on the right, facing down the road.

Alternatively from Haverfordwest, take the Main A40 road north for some 10 miles and in the village of Letterston, take the turning on the left at the crossroads, signposted Mathry and St Davids. Proceed on this road for in excess of 2 miles passing through the hamlet of Castlemorris and a mile or so further on and upon reaching the T junction with the Main A487 Fishguard to St Davids Road, turn right towards Fishguard. Continue on this road for in excess of a mile and proceed through the first set of crossroads and some 350 yards or so further on, take the turning on the left at the second set of crossroads, signposted to St Nicholas. Follow directions as above.

DESCRIPTION

Fferm Ty Uchaf comprises a Semi Detached 2 storey Farmhouse Residence of solid stone construction with natural stone faced elevations under a pitched Composition Slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Porch

5'4" x 4'8" (1.63m x 1.42m)

With uPVC double glazed windows, natural stone walls, wall light and a uPVC double glazed door to:-

Open Plan Sitting/Dining/Kitchen



27'9" x 14'6" (8.46m x 4.42m)

With quarry tiled floor, natural stone walls, stone fireplace housing a Multifuel Stove on a raised Slate hearth, 4 uPVC double glazed windows, window seat, 2 double panelled radiators and a single panelled radiator, open beam ceiling, ceiling light, 2 No. 2 ceiling spotlights, 4 ceiling spotlight, appliance points, 12 power points, telephone point, Honeywell Central Heating Thermostat Control, built in Broom Cupboard, built in Bosch Electric Single Oven/Grill, 4 ring LP Gas Cooker Hob, Cooker Hood, Blomberg Refrigerator, Bosch Dishwasher, Mains Smoke Detector, Carbon Monoxide Alarm, inset single drainer

one and a half bowl Stainless Steel sink unit with mixer tap, part tiled surround, strip light over sink unit, staircase to First Floor, Pine doors to Study/Bedroom 4 and:-

Utility Room

10'7" x 6'8" (3.23m x 2.03m) (maximum measurement). With a split level quarry tiled floor, uPVC double glazed window with roller blind, uPVC double glazed door to exterior, Valliant wall mounted L.P. Gas Boiler (heating domestic hot water and firing central heating), Bosch washing machine, fitted Pine cupboard, Honeywell Central Heating Timeswitch, coat hooks, 4 power points, stone steps to a uPVC door which leads to rear Garden and Car Parking area, Carbon Monoxide Alarm, Pine tongue and groove clad ceiling, ceiling light and Pine door to:-

Shower Room



6'2" x 5'2" (1.88m x 1.57m)

With quarry tile floor, uPVC double glazed window, radiator, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Mira Sport Electric Shower, Pine tongue and groove clad ceiling, 3 downlighters, Manrose extractor fan, half tiled walls, wall mirror and a towel rail.

Study/Bedroom 4



13'5" x 7'3" (4.09m x 2.21m)

With fitted carpet, 2 uPVC double glazed windows, access to Loft, ceiling light, radiator and 4 power points.

A staircase from the Open Plan Sitting/Dining/Kitchen gives access to the:-

First Floor

Landing



11'10" x 5'6" (3.61m x 1.68m)

("L" shaped maximum). With fitted carpet, Velux window, 2 built in Storage Cupboards with shelves, mains smoke detector (not tested), natural stone wall, ceiling light and 2 power points.

Bedroom 1



15'6" x 8'6" (4.72m x 2.59m)

With fitted carpet, Velux window with blind, uPVC double glazed window, natural stone wall, radiator, ceiling light, 2 corner shelves, painted tongue and groove clad ceiling, wash hand basin with tiled splashback, towel ring and 4 power points.

Bedroom 2



13'2" x 8'9" (4.01m x 2.67m)

With fitted carpet, 2 uPVC double glazed windows (one with roller blind), built in wardrobe with cupboard above, access to Loft, double panelled radiator, painted tongue and groove clad ceiling, ceiling light, natural stone wall and 2 power points.

Bedroom 3

8'7" x 7'0" (2.62m x 2.13m)

With fitted carpet, painted tongue and groove ceiling, Velux window with blind, fitted wardrobe, radiator, ceiling light and 2 power points.

Bathroom



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

(maximum). With vinyl floor covering, white suite of panelled Bath, Wash Hand Basin and WC, radiator, Velux window, part tiled surround, wall shelf, shaver light/point, toilet roll holder, towel rail, wall mirror and ceiling light.

Externally

Directly to the fore of the Property is a private, enclosed Lawned Garden with a Quarry Tiled Patio, Flowering Shrubs, a Bay Tree, Roses and a:-

Garden Shed

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



To the rear of the Property is a gated entrance and a hardsurfaced drive which leads to a large Lawned area which allows for ample Vehicle Parking and Turning Space. Delightful views to Garn Fawr and the surrounding countryside can be enjoyed from the rear Garden.



The approximate boundaries of the Property are edged in red on the attached copy of the Land Registry Plan to the Scale of 1/1250.

SERVICES

Mains Water and Electricity are connected. Drainage to a Septic Tank which is shared with the next door Property (Ty Uchaf Cottage). L.P. Gas Central Heating. uPVC Double Glazed Windows and Doors. . Double Glazed Velux Skylight Windows. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

RIGHTS OF WAYS

Vehicular and Pedestrian Rights of Ways exist in favour of the adjoining Property (Ty Uchaf Cottage) between points "A" (the Council Road) and "B" on the Plan.

HOLIDAY RENTAL INCOME

Gross Rental Figures are available upon request.

REMARKS

Fferm Ty Uchaf is a delightfully situated Semi Detached Stone built character Farmhouse Residence which stands on The Strumble Head Peninsula within The Pembrokeshire Coast National Park and within a few hundred yards or so of the Coastline at Pwllderi. The Property has a wealth of character with many attractive features including natural Stone Walls, Quarry Tile Floors, exposed Beams, Pine woodwork etc etc. In addition, it has L.P. Gas Central Heating and uPVC Double Glazing. It is currently utilised as a Holiday Letting Cottage and although well suited to it's current use, it is equally well suited for Family or Retirement purposes. It stands in good sized Gardens and Grounds and has ample Off Road Vehicle Parking and Turning space. Delightful Rural views to Garn Fawr and the surrounding Countryside can be enjoyed from the Property. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

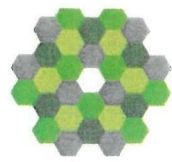
N.B. The Property is currently a Holiday Letting Cottage and can be purchased fully furnished and equipped (with the exception of some personal items and effects), if required.

Please note that the majority of the photos on the details are the property of Coastal Cottages of Pembrokeshire.



HM Land Registry Current title plan

Title number **WA963014**
Ordnance Survey map reference **SM8938SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Pembrokeshire / Sir Benfro**



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**Fferm Ty Uchaf,
Trefasser, Goodwick, Pembrokeshire.
Plan Not to Scale.
Plan for Identification Purposes Only**

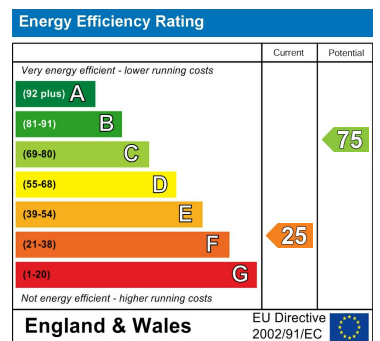
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - Exempt

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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