



7 Maes Awel, Scleddau, Fishguard, Pembrokeshire, SA65 9QZ

Price Guide £199,950

7 Maes Awel is a comfortable, Detached single storey Bungalow Residence which stands on a popular medium sized Residential Estate and being ideally suited for a Couple, First Time Buyers, a Small Family or for Investment purposes. The Property is in good decorative order throughout and benefits from LP Gas Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has Garage and Off Road Vehicle Parking as well as good sized Front and Rear Lawned Gardens together with Flowering Shrubs, Hydrangeas, a Cherry Tree, Conifers and a Paved Patio area. It is offered 'For Sale' with a realistic Price Guide and Early Inspection is strongly advised. EPC Rating E

Situation

Scleddau is a popular village which is bisected by the Main A40 Fishguard to Haverfordwest Road and is some 2 miles or so South of the Market Town of Fishguard and 12 miles or so north of the County and Market Town of Haverfordwest.

Scleddau has the benefit of a Public House, a former Chapel, Trailer Centre and a Community/ Young Farmers Club Hall at Jordanston which is within three quarters of a mile or so of the village.

Fishguard being close by, 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, Take-Aways, Art Galleries, a Post Office, Library, a Cinema/Theatre, Repair Garages, a Petrol Filling Station/Store, Supermarkets and a Leisure Centre.

The Pembrokeshire Coastline at The Parrog is within 2½ miles or so of the Property and also close by are the other well known sandy beaches and coves at Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Pwllgwaelod, Cwm-yr-Eglwys, Aberfforest, Aber Rhigian, Cwm and Newport Sands.

The County and Market Town of Haverfordwest is some 12 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take Away's, Supermarkets, a Library, Leisure Centre, a Post Office, Repair Garages Petrol Filling Stations, a Further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 Road from Scleddau 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.

Maes Awel is a popular medium sized Residential Estate which is situated on the south western fringes of the village. 7 Maes Awel is situated within 350 yards or so of the centre of the village and the Main A40 Fishguard to Haverfordwest Road.

Directions

From the offices of Messrs JJ Morris at 21 West Street turn right and bear left and proceed up to Market Square and follow the road to the right into High Street. Continue on this road for a half a mile or so and upon reaching the bypass roundabout, take the first exit, signposted to Haverfordwest. Continue on this road for approximately 2

miles and in the village of Scleddau take the turning on the right at the crossroads (adjacent to The Gate Public House) into Chapel Road. Continue on this road for a 100 yards or so and take the first turning on the right. Continue on this road for 250 yards or so and 7 Maes Awel is situated on the left hand side of the road. A 'For Sale' board is erected on site.

What3Words - ///reacting.gravitate.beefed

Description

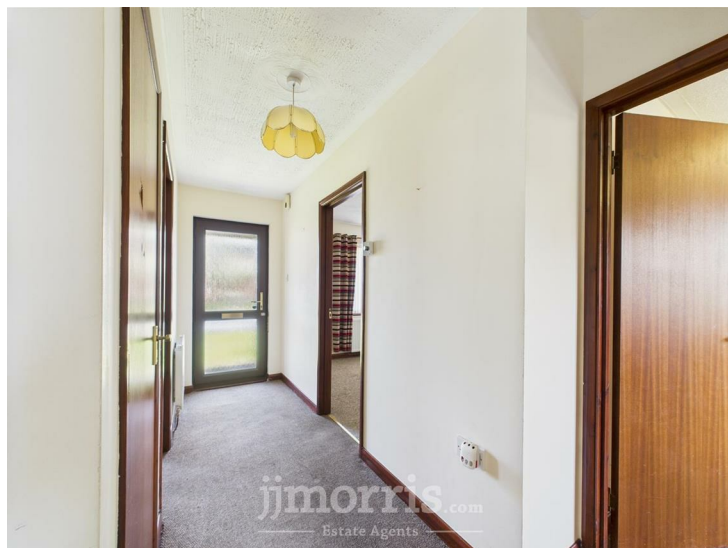
7 Maes Awel comprises a Detached single storey Bungalow residence of a Guildway timber frame construction with brick faced elevations under a pitched concrete tile roof. The Garage and Utility Room extension is of cavity concrete block and brick construction with brick faced elevations under a pitched concrete tile roof:- Accommodation is as follows:-

Storm Porch

2'11" x 2'10" (0.89m x 0.86m)

With uPVC double glazed entrance door to:-

Hall



14'6" x 7'3" (4.42m x 2.21m ('t' shaped max))

('T' shaped max) With fitted carpet, radiator, ceiling light, 1 power point and doors to Bedrooms, Shower Room, Kitchen/Dining Room and:-

Sitting Room



13'5" x 13'3" (4.09m x 4.04m)

With fitted carpet, double panelled radiator, uPVC double glazed window, fireplace housing a coal effect gas fire, ceiling light and power points.

Kitchen/Dining Room



12'0" x 10'0" (3.66m x 3.05m)

With range of Oak fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, double glazed window to rear overlooking garden, ceiling light, power points and door to :-

Utility Room



9'7" x 6'3" (2.92m x 1.91m)

With single drainer stainless sink unit with mixer tap, ceiling light, power points, Ideal wall mounted LP Gas Boiler (heating domestic hot water and firing central heating), pedestrian door to Garage and a uPVC double glazed door to rear Garden.

Bedroom 1



11'6" x 11'3" (3.51m x 3.43m)

With fitted carpet, double panelled radiator, uPVC double glazed window, ceiling light, power points and a built in double wardrobe.

Bedroom 2



10'1" x 9'8" (3.07m x 2.95m)

With fitted carpet, double panelled radiator, uPVC double glazed window to rear, ceiling light and power points.

Shower Room



7'2" x 6'9" (2.18m x 2.06m)

With half tiled walls, double glazed window, radiator, suite of WC, Wash Hand Basin and a Glazed and Aquaboard Shower Cubicle with thermostatic shower, vinyl floor covering and ceiling light.

Exterior



There is a neatly kept Lawned Garden to the fore with Flowering Shrubs, a Conifer Tree and a Concrete Hardstanding which allows for Off Road Vehicle Parking Space and giving access to a:-

Garage



15'8" x 8'10"

With a metal up and over door, electric light, power points and a pedestrian door to Utility Room.

There is a concrete path surround to the Bungalow and to the rear is a good sized Lawned Garden together with a Concrete Paved Patio, Flowering Shrubs, Hydrangeas and a Cherry Tree.

2 Outside Electric Lights and 2 Outside Power Points.

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

Services

Mains Water, Electricity and Drainage are connected. Wooden Double Glazed Windows. 2 uPVC Double Glazed Pedestrian Doors. Wall and Loft Insulation. Telephone,

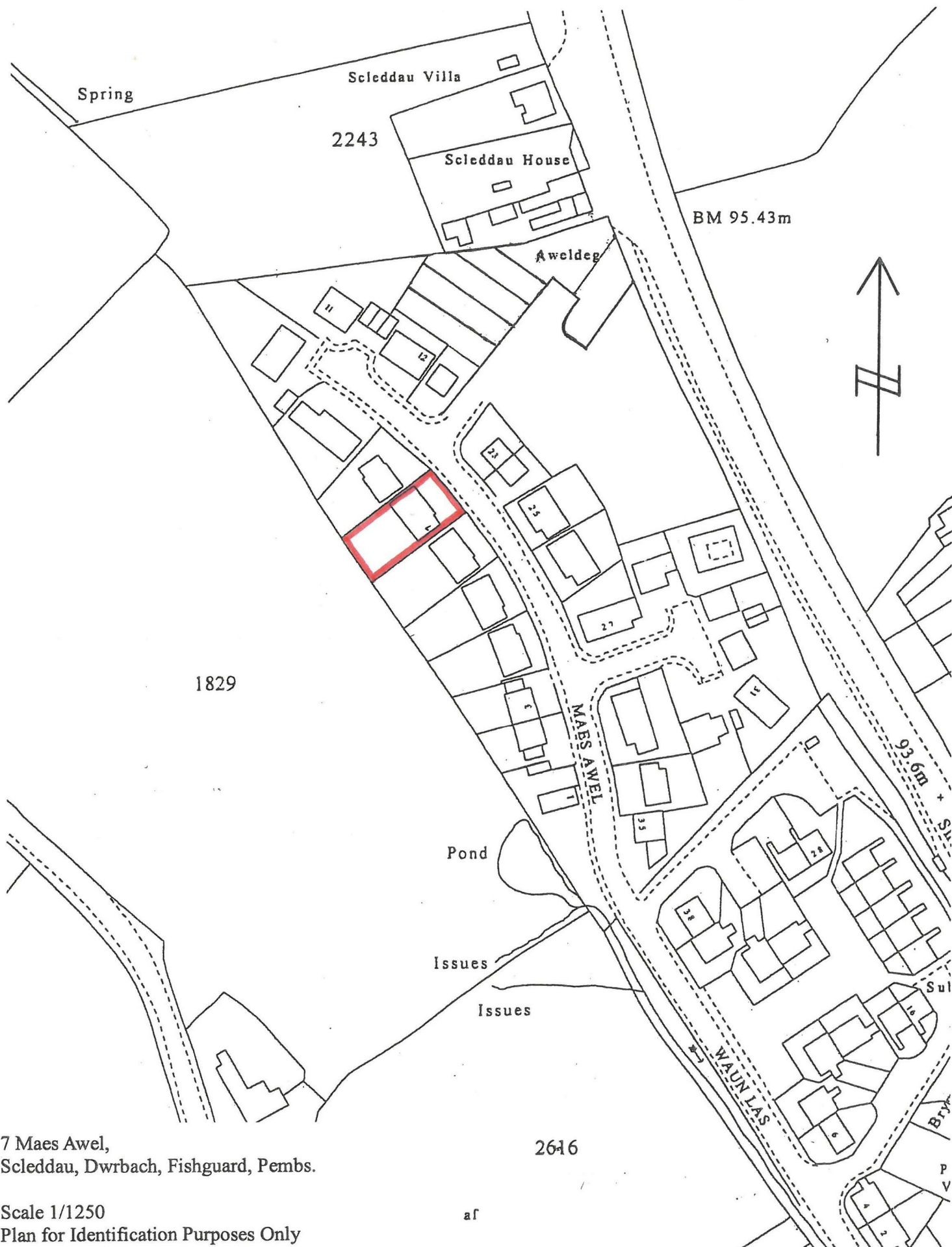
subject to British Telecom Regulations. Broadband Connection. Wiring for Satellite TV. 7 Photovoltaic Solar Panels located on the south west facing roof.

Tenure

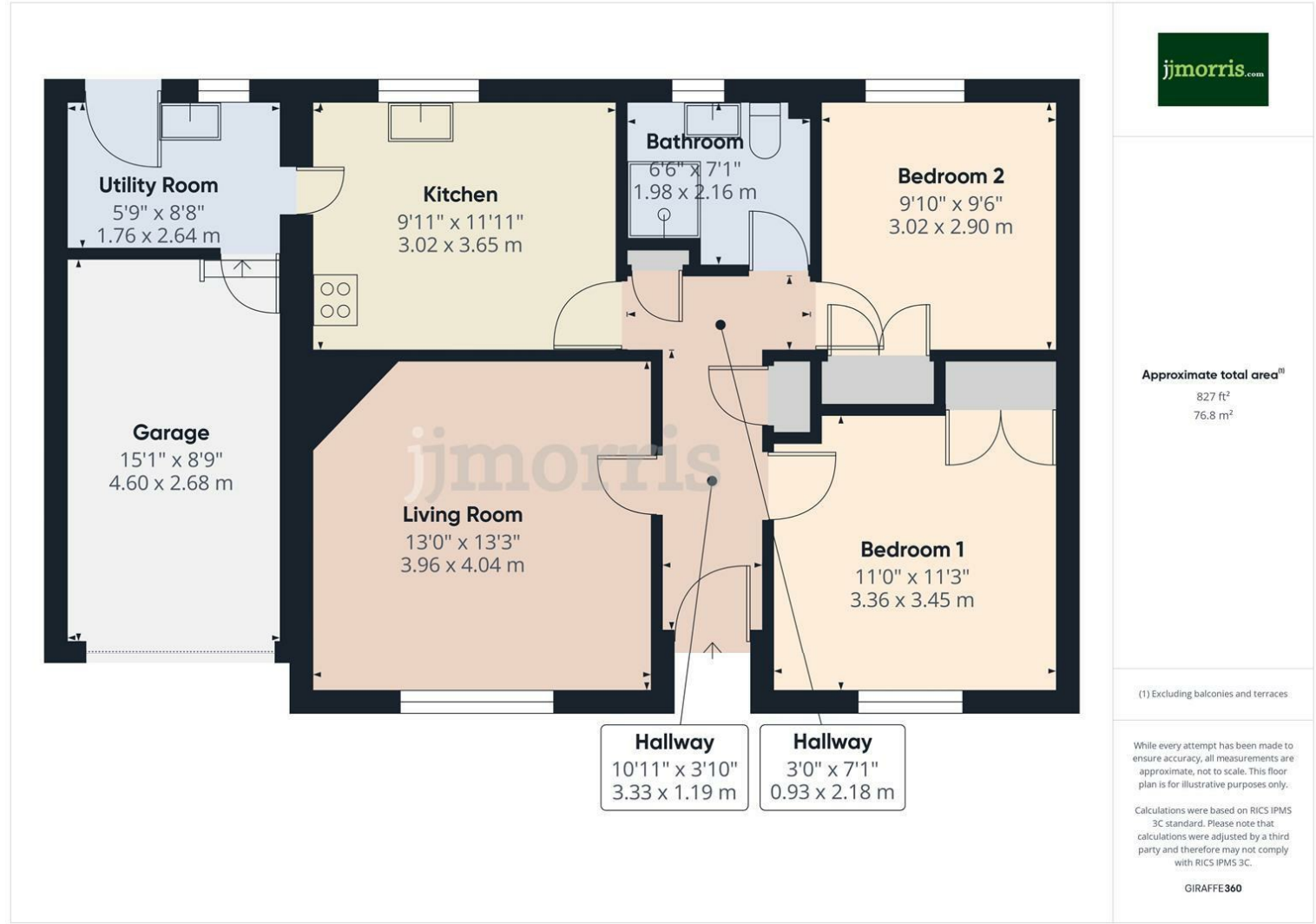
Freehold with Vacant Possession upon Completion.

Remarks

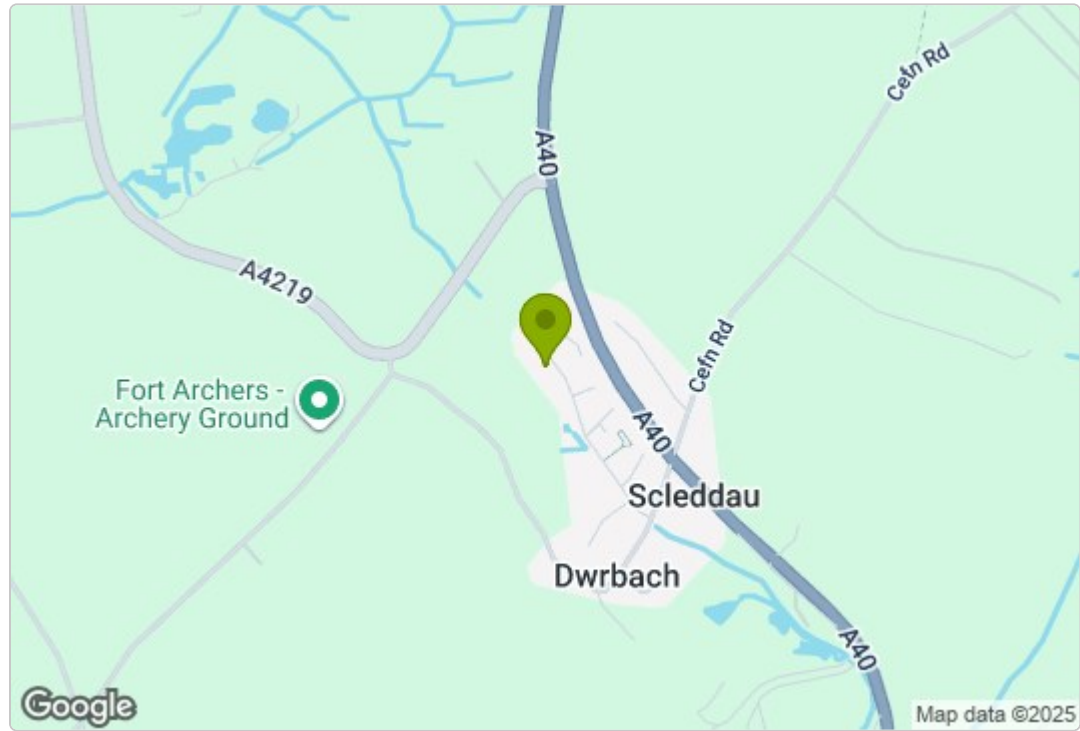
7 Maes Awel is a comfortable, Detached single storey Bungalow Residence which stands on this popular medium sized Residential Estate and being ideally suited for a small Family, a Couple, First Time Buyers or for Letting purposes. The Property is in good decorative order throughout which benefits from LP Gas Central Heating, Double Glazing and Loft Insulation. In addition, it has a Garage and Off Road Vehicle Parking Space at the fore, as well as sizeable well maintained front and rear Lawned Gardens with Flowering Shrubs, Paved Patio etc. etc..It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



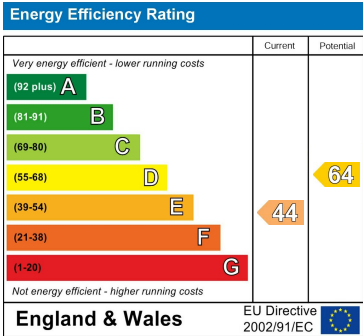
Floor Plan



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 firms 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