

O'r Diwedd Penparc, Trefin, Haverfordwest, Pembrokeshire, SA62 5AG

Price Guide £495,000

A deceptively spacious Detached 2 storey Dormer Bungalow Residence which stands on a small Residential Cul-de-sac within a mile or so of the Coastal village of Trefin. The Property is in good decorative order throughout benefiting from Oil Central Heating, Double Glazing, Cavity Wall and Roof/Loft Insulation. It has well appointed 2 Reception, Kitchen/Breakfast, Utility, Cloakroom, Master Bedroom with Dressing Area and En Suite Shower Room accommodation on the Ground Floor and 3 Bedrooms and a Bathroom on the First Floor. In addition, it has a good sized Integral Garage together with sizeable easily maintained Patio Gardens with Flower and Shrub Borders, Ornamental Stone and Gravelled Hardstanding areas allowing for ample Vehicle Parking and Turning Space and a good sized rear Paved Patio with Flowering Shrubs. In addition, there is a Timber Garden Shed 8'0" x 6'0". It is ideally suited for Family or Retirement purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.

SITUATION

Penparc is a small hamlet which is situated between the Main A487 Fishguard to St Davids road at Square and Compass and the coastal village of Trefin which is within three quarters of a mile or so of the Property.

Trefin, being close by, has the benefit of a Chapel, Public House, Youth Hostel and a Café/Art Gallery. Within 500 yards or so of the Property is the hamlet of Square and Compass which has the benefit of a Public House and a Petrol Filling Station/Mini Market/Store.

The larger village of Croesgoch is within one and a half miles or so of the Property and has the benefit of a Primary School, Chapel, Art Gallery, Public House/Post Office, Repair Garage and an Agricultural Store.

The Pembrokeshire Coastline at Aberfelin is within a mile and a half or so by road and also close by are the other well-known Sandy Beaches and Coves at Abercastle, Abermawr, Abereiddy and Whitesands Bay.

The Cathedral City of St Davids is some 7 miles or so South West.

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 Leisure Centre, The County Council Offices and The County Hospital at Withybush.

There are good road links from Letterston 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.

O'r Diwedd stands on a small residential cul de sac of 6 similar properties on the edge of the hamlet of Penparc and within a few hundred yards or so of the Main A487 Fishguard to St Davids Road.

DIRECTIONS

From Fishguard take the Main A487 road south west for some 7 miles passing through the hamlet of Square and Compass and a few hundred yards or so past the Square and Compass Public House, turn right signposted to Trefin. Continue on this road for 300 yards or so and in the hamlet of Penparc take the first turning on the left. Continue on this road for 150 yards or so and take the first left into the cul de sac. Proceed to the end of the cul de sac and the gated entrance to O'r Diwedd is the last but one Property on the right. A "For Sale" Board is erected on site.

DESCRIPTION

O'r Diwedd comprises a Detached 2 storey Dormer Bungalow Residence of cavity concrete block construction with part stone faced and mainly rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Hall



19'5" x 9'9" (5.92m x 2.97m)

("L" shaped maximum). With fitted carpet, 1 power point, double panelled radiator, staircase to First Floor, ceiling light, opening to Inner Hall and doors to Kitchen/Breakfast Room, Dining Room and glazed double doors to:-

Sitting Room



20'6" x 15'0" (6.25m x 4.57m)

(maximum). With fitted carpet, stone fireplace housing a Multifuel Stove, exposed beams, uPVC double glazed window to fore, double panelled radiator, uPVC double glazed French doors to rear Patio Garden, natural stone walls, 8 downlighters, 2 alcoves/niches, 3 TV points, telephone point and 8 power points.

Dining Room



14'6" x 10'0" (4.42m x 3.05m)

With fitted carpet, double panelled radiator, exposed beams, 2 uPVC double glazed windows, 4 power points, wall lights, 2 downlighters and door to:-

Kitchen/Breakfast Room



13'1" x 9'10" (3.99m x 3.00m)

With ceramic tile floor, uPVC double glazed window, range of fitted floor and wall cupboards, inset single drainer Quartz sink unit with mixer tap, cooker box, 7 power points, appliance points, Bosch built in eye level double Oven, Bosch built in Refrigerator, Bosch 4 ring Gas Cooker Hob, Cooker Hood, open beam ceiling, 6 downlighters, Breakfast Bar, built in Fridge and built in Freezer, double panelled radiator, built in Dishwasher and door to:-

Utility Room



10'4" x 5'7" (3.15m x 1.70m)

With ceramic tile floor, floor and wall cupboards, uPVC double glazed window, uPVC double glazed door to exterior, plumbing for automatic washing machine, Worcester freestanding Oil Combination Boiler (heating domestic hot water and firing central heating), access to an Insulated Loft, exposed beams, downlighter, appliance points and 2 power points.

Inner Hall



9'0" x 3'3" (2.74m x 0.99m)

With fitted carpet, built in Airing Cupboard with radiator and shelves, built in Cloaks Cupboard with electric light and 2 power points, ceiling light and doors to Bedroom 1 and:-

Cloakroom



6'2" x 5'10" (1.88m x 1.78m)
("L" shaped). With ceramic tile floor, suite of WC and Wash Hand Basin in a vanity surround, uPVC double glazed window, tiled splashback, ceiling light, wall mirror and a towel rail.

Bedroom 1



13'6" x 12'6" (4.11m x 3.81m)
(maximum). With fitted carpet, open beam ceiling, 2 downlighters, fitted wardrobes and dressing table with drawers, 6 power points (2 concealed), double panelled radiator and archway to:-

Dressing Room

6'8" x 3'6" (2.03m x 1.07m)
With fitted wardrobes, fitted carpet, uPVC double glazed window, downlighter and door to:-

En Suite Shower Room



6'11" x 4'1" (2.11m x 1.24m)
With ceramic tile floor, white suite of WC, Wash Hand Basin in a vanity surround and glazed and tiled Quadrant Shower with a Thermostatic Shower, ceiling light, toilet roll holder, towel ring, radiator, wall mirror, shaver point, ceiling light and tiled splashback.

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

First Floor

Landing



13'3" x 5'10" plus 5'3" x 2'9" (4.04m x 1.78m plus 1.60m x 0.84m)
With fitted carpet, 2 downlighters, Mains Smoke Detector, 1 power point and access to undereaves storage space.

Bedroom 3 (rear)



14'1" x 11'11" (4.29m x 3.63m)

With fitted carpet, double panelled radiator, 2 Velux windows with blinds, fitted wardrobes/cupboards with louvre doors along one wall, 2 No. 3 ceiling spotlights and 8 power points.

Bathroom



10'11" x 5'7" (3.33m x 1.70m)

With ceramic tile floor, Velux window with blind, white suite of WC, Wash Hand Basin, Bidet and panelled Bath, fully tiled walls, glass shower screen, mirror fronted bathroom cabinet, shaver light/point, 2 ceiling lights, wall mirror, toilet roll holder, towel rail, radiator, toothbrush holder and a bath shower attachment.

Bedroom 4



11'11" x 10'11" (3.63m x 3.33m)

With fitted carpet, uPVC double glazed window (affording views over Trefin Village and Coastal Sea views), 2 downlighters, double panelled radiator, 6 power points and a walk in Wardrobe with hanging rail and shelves.

Bedroom 2



14'2" x 13'2" (4.32m x 4.01m)

With fitted carpet, uPVC double glazed window (affording views over Trefin Village and Coastal Sea views), double panelled radiator, 2 TV points, 6 power points, wiring for Satellite TV, fitted double wardrobe, 3 downlighters, access to undereaves storage and door to a Loft Storage Space.

Adjoining the Property is an:-

Integral Garage



17'0" x 16'6" (5.18m x 5.03m)

With a uPVC pedestrian door, hardwood up and over door (Henderson electrically operated), 2 strip lights, uPVC double glazed window, telephone point, 2 electricity consumer units, cold water tap and 2 power points.

A stone pillared and gated entrance with electric lights at the end of the cul-de-sac leads into an Ornamental Stone/Gravelled drive which leads to an Ornamental Stone/Gravelled Hardstanding area which gives access to the Garage and allows for ample Vehicle Parking and Turning Space. There are also Flower and Shrub Borders at the fore and a Paved Path surround to the Bungalow leads to a good sized rear Private Enclosed Patio Garden with Flowering Shrubs and Flower Borders. There is also a:-

Timber Garden Shed

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

and a Carbery Bunded Oil Tank.

4 Outside Electric Lights. Outside Water Tap and a Rotary Clothes Line.

SERVICES

Mains Water, Electricity and Drainage are connected. Oil Central Heating. uPVC Double Glazing. Cavity Wall, Roof and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

ACCESS ROAD

The Access Road leading to the Property is a Private Road.

REMARKS

O'r Diwedd is a deceptively spacious Detached 2 storey Dormer Bungalow Residence which stands in a private location in the hamlet of Penparc and within a mile or so of the popular Coastal Village of Trefin and the cove at Aberfelin. The Property is in excellent decorative order benefiting from Oil Central Heating, uPVC Double Glazing

and both Cavity Wall, Roof and Loft Insulation. In addition, it has a good sized Integral Garage as well as ample Off Road Vehicle Parking and Turning Space and sizeable easily maintained front and rear Patio Gardens with Paved Patios, Ornamental Stone areas and Flowering Shrubs. It is ideally suited for Family or Retirement purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.

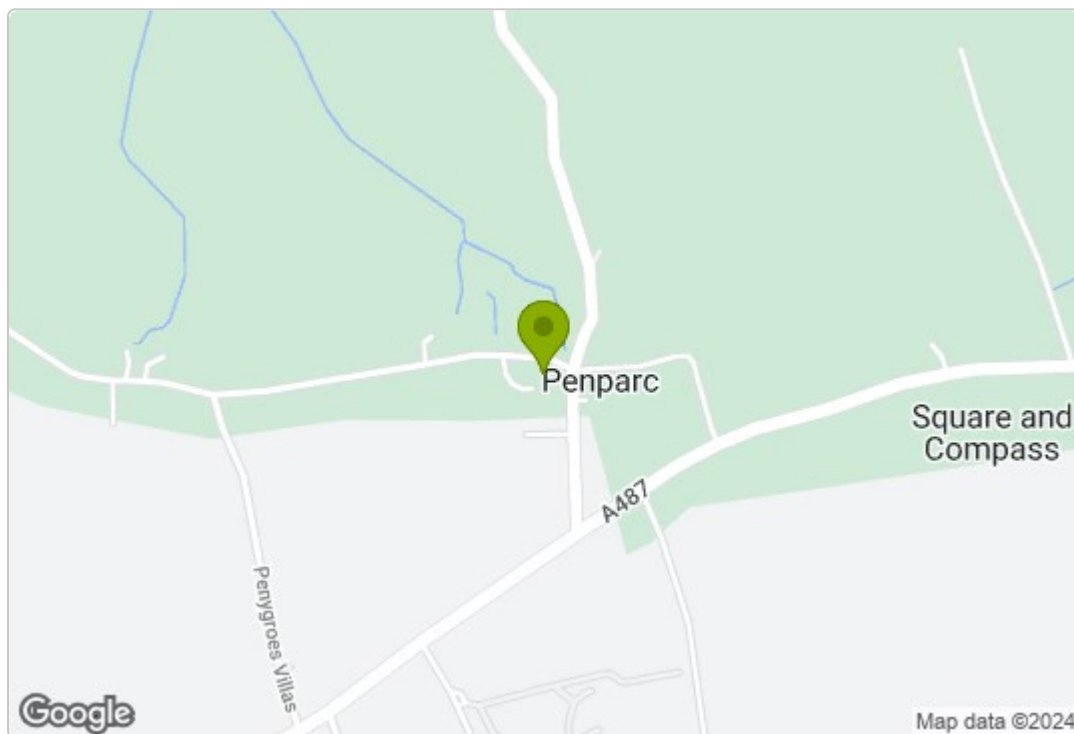




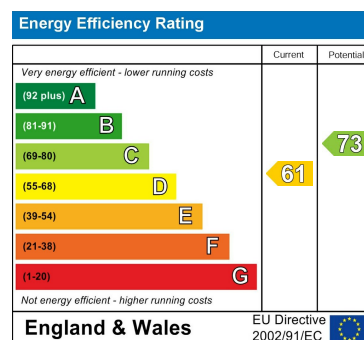
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - F

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