



Penbanc, Wolfscastle, Haverfordwest, Pembrokeshire, SA62 5LZ

Price Guide £359,950

*An attractive and spacious Detached Character 2 storey Private Residence.

*Well appointed 2 Reception, Kitchen, Porch/Conservatory, 3 Bedrooms and 2 Wet/Bathroom accommodation.

*Oil Central Heating, uPVC Double Glazing, Insulated Loft, Electric Car Charging Point and 6 Solar Photovoltaic Panels.

*Garage, Lean to Store Shed and a Hardstanding allowing for Off Road Parking for 3/4 Vehicles.

*Front and Rear Paved Patio areas and a good sized raised Lawned Garden with Flower and Shrub Borders together with a Greenhouse 8'0" x 6'0" and an insulated Cabin/Home Office/Studio 13'0" x 10'0".

*Ideally suited for Family or Retirement purposes. Early inspection strongly advised. Realistic Price Guide.

Situation

Wolfscastle is a popular Village which is situated between the County and Market Town of Haverfordwest (7 miles south) and the Market and Coastal Town of Fishguard (7 miles north). Wolfscastle has the benefit of a Primary School, Chapel, Church, a Public House, Country House/Hotel and a Pottery.

The village is bisected by the Western Cleddau which provides good Salmon, Sea Trout (Sewin) and Trout fishing.

The larger village of Letterston is some 2 miles or so north and has the benefit of a few Shops, a Butchers Shop/Post Office, Primary School, a Chapel, Church, a Public House, Fish and Chip Shop Restaurant/Takeaway, a Memorial/Community Hall and a Petrol Filling Station/Store.

The County and Market Town of Haverfordwest is within a short drive 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, Take-Away's, Art Galleries, Supermarkets, Petrol Filling Stations, a Library, Leisure Centre, a Further Education College, The County Council Offices and The County Hospital at Withybush.

The North Pembrokeshire Coastline at Abercastle is within 7.5 miles or so and also close by are the other well known sandy beaches and coves at Aberfelin, Porthgain, Traeth Llyfn, Abereiddy, Whitesands Bay, Caerfai, Solva, Newgale, Abermawr, Aberbach, Pwllcrochan, Parrog, Pwllgwaelod, Cwm-yr-Eglwys and Newport Sands.

There are good road links 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.

Penbanc is situated within a 150 yards or so of the Main A40 Fishguard to Haverfordwest road and stands alongside a quiet Council Maintained Road.

Directions

From Fishguard take the Main A40 Road south for some 7 miles or so and in the village of Wolfscastle take the second turning on the right, towards The Wolfscastle Country Hotel (Allt yr Afon) and continue on this road for 150 yards or so and Penbanc is situated on the right hand side of the road. A 'For Sale' board is erected on site.

Alternatively from Haverfordwest take the Main A40 Road north for some 7 miles or so and in the village of Wolfscastle take the second turning on the left towards The Wolfscastle Country Hotel (Allt yr Afon). Continue on

this road for 150 yards or so and Penbanc is situated on the right hand side of the road. A 'For Sale' board is erected on site.

Description

Penbanc comprises a Detached 2 storey Dwelling House of mainly stolid stone construction with rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

Composite Double Glazed Entrance Door to:-

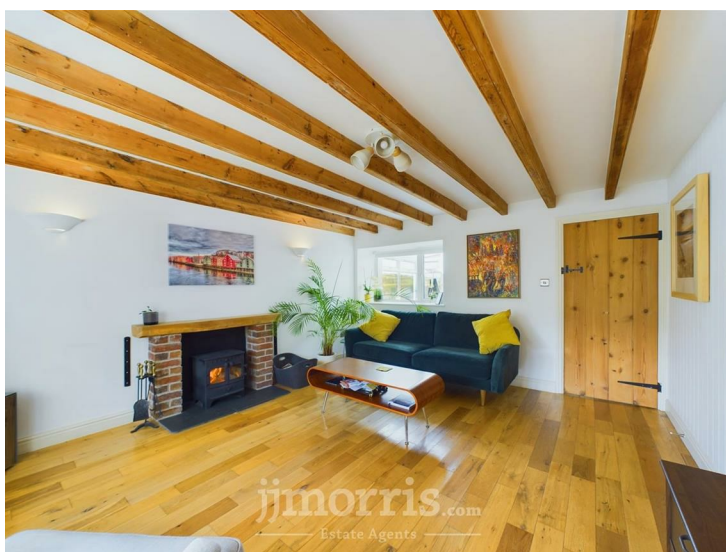
Hall



12'3" x 4'6" (3.73m x 1.37m)

With Oak floorboards, radiator, open beam ceiling, coat hooks, 1 power point, electricity meter and consumer unit cupboard, whitened tongue and groove clad walls, staircase to First Floor, ceiling light, smoke detector and doors to Dining Room and:-

Sitting Room



15'8" x 12'9" (4.78m x 3.89m)

With Oak floorboards, 2 uPVC double glazed windows with roller blinds, open beam ceiling, 2 wall uplighters, 3 ceiling light. double panelled radiator, 6 power points, Brick Fireplace housing a Woodburning Stove on a slate hearth and door to Kitchen.

Dining Room



15'6" x 12'1" (4.72m x 3.68m)

With Oak floorboards, cast iron open fireplace with hardwood surround surround and slate hearth, uPVC double glazed window with roller blind, open beam ceiling, ceiling light, internet point, telephone point, 6 power points and opening to:-

Kitchen/Breakfast Room



19'5" x 9'10" (5.92m x 3.00m)

With a limestone tile floor, uPVC double glazed window to rear with roller blind, 5 ceiling spotlight, range of fitted floor and wall cupboards, part tile surround, cooker box, 10 power points, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, fitted Pantry Cupboard with shelves and 2 power points, built in Zanussi electric Single Oven/Grill, 4 ring Zanussi Cooker Hob, Cooker Hood (externally vented), built in AEG dishwasher, fridge freezer recess, double panelled radiator, pine door to Utility Room and a uPVC double glazed door to:-

Conservatory/Rear Porch



9'8" x 8'3" (2.95m x 2.51m)

With vinyl floor covering, wall light, radiator and a uPVC double glazed door to Rear Garden.

Utility Room



6'3" x 5'5" (1.91m x 1.65m)

With a limestone tile floor, Belfast sink with hot and cold, plumbing for automatic washing machine, Combi Firebird freestanding Oil Boiler (heating domestic hot water and firing central heating), uPVC double glazed window, ceiling light, access to an Insulated Loft, 4 power points and pine door to:-

Wet Room



10'7" x 7'4" (3.23m x 2.24m)

('L' shaped maximum) With limestone floor with electric underfloor heating, fully tiled walls, chrome heated towel rail/radiator, 5 downlighters, white suite of Wash Hand Basin and WC, thermostatic shower, glazed shower screen, towel ring, mirror fronted bathroom cabinet, access to an Insulated Loft, uPVC double glazed window, soap dish, Manrose extractor fan and uPVC double glazed window.

A staircase from the Hall gives access to a:-

Half Landing



With stairs to Main Landing and:-

First Floor

Rear Landing

3'0" x 2'8" maximum (0.91m x 0.81m maximum)

With pine floorboards and door to:-

Bedroom 3



19'0" x 9'6" (5.79m x 2.90m)

With LVT flooring, uPVC double glazed window to rear, radiator, ceiling light, 8 power points and a fitted hanging rail with shelves which creates a room divider.

Main Landing

8'3" x 3'0" (2.51m x 0.91m)

With LVT flooring, access to an Insulated Loft, painted tongue and groove clad ceiling, ceiling light, 1 power point and a mains smoke detector.

Bedroom 1



16'0" x 11'3" plus bay (4.88m x 3.43m plus bay)

With LVT flooring, uPVC double glazed windows, painted tongue and groove clad ceiling, built in wardrobe with shelves, radiator, 3 ceiling light, TV point and 6 power points.

Bedroom 2



16'0" x 9'9" plus bay (4.88m x 2.97m plus bay)
With LVT flooring, uPVC double glazed window, painted tongue and groove clad ceiling, access to an Insulated Loft, built in wardrobe with shelves, radiator and 6 power points.

Bathroom



9'0" x 8'0" maximum (2.74m x 2.44m maximum)
With a ceramic tile floor with underfloor heating, white suite of freestanding Bath with shower attachment, Wash Hand Basin in a vanity surround and WC, wall shelves, 4 downlighters, painted tongue and groove clad walls to the lower half, chrome heated towel rail/radiator, mirror fronted bathroom cabinet and a uPVC double glazed window with blinds.

Externally



Directly to the fore of the Property is a good sized paved patio which is bounded by a low rendered wall. Beyond and adjoining the Patio at the fore is a hardstanding area which allows for Off Road Parking for 3/4 Vehicles and gives access to a:-

Garage



16'0" x 9'6" (4.88m x 2.90m)
Of angle iron and corrugated iron construction with double wooden doors and wiring for electric light and power points (not connected).

Adjoining the northern gable end of the house is a:-

There is an Electric Car Charging Point on the front elevation wall of the Dwelling House.

Lean to Store Shed

17'9" x 5'6" (5.41m x 1.68m)
Of stone and concrete block construction with a corrugated iron roof. It has electric light, 2 power points, electricity consumer unit and an Oil Tank.

Adjacent to the southern gable end of the Dwelling House is a Paved Path and a Slate Chip area, a raised Vegetable Bed and a:-

Greenhouse



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

Directly to the rear of the Property is a good sized semi circular (stone wall bounded) Paved Patio with steps leading up to an elevated Lawn Garden with Flowering Shrubs, Roses, Herbs and a:-

Home Office/Cabin/Studio



13'0" x 10'0" (3.96m x 3.05m)

With uPVC double glazed patio entrance door, pine tongue and groove clad walls, 6 downlighters and 16 power points. There are 6 No. 435W Solar Photovoltaic Panels on the roof of the Cabin/Home Office i.e. 2.61 KW in total.

2 Outside Water Taps and an Outside Electric Light.

Services

Mains Water, Electricity and Drainage are connected. uPVC Double Glazed Windows and Doors. Oil Central Heating. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. 6 Solar Photovoltaic Panels on the roof of the Cabin/Home Office.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Penbanc is an attractive Detached 2 storey character residence which stands in a convenient and private location in this popular village and being ideally suited for Family or Retirement purposes. The Property has a wealth of character and benefits from Oil Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has a Garage and Off Road Parking for 3/4 Vehicles together with Paved Patios, a good sized Lawned Garden, Flowering Shrubs, a Greenhouse and a Lean to Shed. Within the rear garden is an Insulated (south facing) Home Office/Cabin/Studio. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

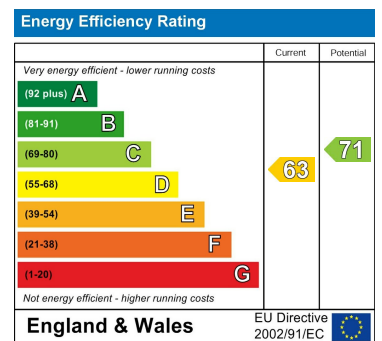
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - E

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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