



## Ty Seren, Croesgoch, Haverfordwest, Pembrokeshire, SA62 5JR

**Price Guide £595,000**

- \* A deceptively spacious Detached Modern 2 storey Private Residence.
- \* Well appointed 3/4 Reception, Kitchen, Utility, 4/5 Bedroom and 3 Bath/Shower Room accommodation.
- \* Oil Central Heating, uPVC Double Glazing, Cavity Wall and Loft Insulation.
- \* Spacious Integral Garage as well as ample Off Road Vehicle Parking and Turning Space.
- \* Large Lawned Garden together with Indian Sandstone and raised Timber Decked Patio areas from where uninterrupted Coastal Sea views can be enjoyed.
- \* Potential to split the accommodation to provide a 3 Bedroom House and a 1/2 Bedroom Annexe.
- \* Early inspection strongly advised. Realistic Price Guide.

## SITUATION

Croesgoch is a popular village which is bisected by the Main A487 Fishguard to St Davids Road.

Croesgoch has the benefit of a Primary School, Public House/Post Office, an Art Gallery, Chapel, Repair Garage and an Agricultural Store.

The well known Cathedral City of St Davids is some 6 miles or so south west and has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Supermarket/Post Office, Tourist Information Centre, a Memorial/Community Hall and a Petrol Filling Station/Hotel/Store.

The other well known Market Town of Fishguard is some 9 miles or so north east and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities.

The Pembrokeshire Coastline at Porthgain is within 2 miles or so and also close by are the other well known sandy beaches and coves at Traeth Llyfn, Abereiddy, Whitesands Bay, Porthclais, Caerfai, Solva, Newgale, Aberfelin and Abercastle.

The County and Market Town of Haverfordwest is some 15 miles or so south east 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, a Post Office, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, a Library, Supermarkets, a Leisure Centre, 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 from Letterston to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Ty Seren stands in a private location and is accessed over a tarmacaded and hardsurfaced lane off the Main A487 Fishguard to St Davids Road. Ty Seren is situated within 250 yards or so of the centre of the village and it's amenities.

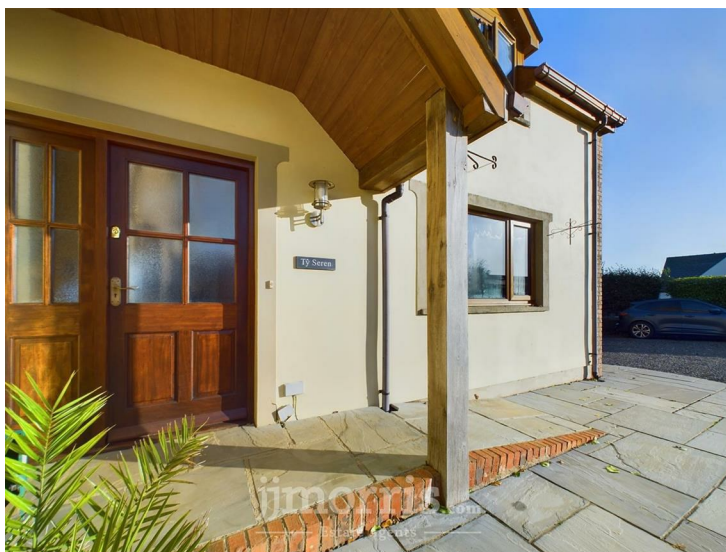
## DIRECTIONS

From Fishguard, take the Main A487 Road south west for some 9 miles and in the village of Croesgoch proceed through the village passing the turning on the right signposted to Porthgain and a 150 yards or so further on, take the turning on the right adjacent to Croesgoch Stores (and prior to the turning for Cwmwdig Water and Berea). Proceed on this road for 50 yards or so and follow the road to the left and some 50 yards or further on, Ty Seren is at the end of the lane.

## DESCRIPTION

Ty Seren comprises a Detached 2 storey Dwelling House of cavity concrete block construction with part stone faced and mainly rendered and coloured elevations under a pitched Cromleigh composition slate roof. Accommodation is as follows:-

### Storm Porch



8'3" x 3'6" (2.51m x 1.07m)

With wall lantern light and a hardwood double glazed entrance door to:-

### Hall



With ceramic tile floor with underfloor heating, coved ceiling, 5 downlighters, Pine staircase to First Floor, understairs cupboard, Mains Smoke Detector, power points and doors to Utility Room, Dining Room and:-

## Sitting Room



21'4" x 15'1" (6.50m x 4.60m)

With an engineered Oak floor with underfloor heating, 3 uPVC double glazed windows (one affording Sea views), fireplace housing a Carron Multifuel Stove, exposed beams, 10 downlighters, Honeywell Central Heating Thermostat Control, TV point, Carbon Monoxide alarm and ample power points.

## Dining Room



15'5" x 12'11" (4.70m x 3.94m)

With an engineered Oak floor with underfloor heating, coved ceiling, 4 downlighters, Honeywell Central Heating Thermostat Control, ample power points, uPVC double glazed Patio Door leading to a raised Paved Patio which overlooks the rear Garden and archway to:-

## Kitchen/Breakfast Room



14'0" x 11'5" (4.27m x 3.48m)

With an engineered Oak floor with underfloor heating, range of fitted floor and wall cupboards, 9 downlighters, 2 uPVC double glazed windows with roller blinds, built in Hoover electric single Oven/Grill, Stoves 5 ring L.P. Gas Cooker Hob, Cooker Hood (externally vented), part tile surround, inset single drainer silk quartz one and a half bowl sink unit with mixer tap, cooker box, ample power points, built in Hotpoint dishwasher and a half glazed door to:-

## Utility Room



10'6" x 9'8" (3.20m x 2.95m)

With ceramic tile floor with underfloor heating, coved ceiling, uPVC double glazed window, uPVC double glazed door to exterior, plumbing for washing machine, tumble drier vent, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, floor cupboards, part tile surround, Honeywell Central Heating Thermostat Control, 3 ceiling spotlight, half glazed Pine doors to Hall and Rear Hall and a Pine door to:-

## Shower Room



6'3" x 5'8" (1.91m x 1.73m)

With ceramic tile floor with underfloor heating, white suite of WC, Wash Hand Basin and a glazed and tiled Quadrant Shower with a thermostatic Shower, shaver light/point, toilet roll holder, Manrose extractor fan, ceiling light and towel rail.

## Rear Hall



15'3" x 7'1" (4.65m x 2.16m)

(split level). With ceramic tile floor with underfloor heating, uPVC double glazed door to exterior, ceiling light, staircase to First Floor, Boiler/Airing Cupboard with a Worcester freestanding Oil Boiler (heating domestic hot water and firing central heating) together with a Santon Pressurised Hot Water Cylinder with immersion heater, 2 power points and central heating timeswitches, door to a Walk in Cupboard housing the central heating manifold, electricity consumer unit and coat hooks, doors to Integral Garage and:-

## Bedroom 4



13'0" x 12'0" (3.96m x 3.66m)

With a laminate Beech floor, uPVC double glazed window with venetian blinds, cove ceiling, 6 downlighters, Honeywell central heating thermostat control, ample power points and a built in mirror fronted double wardrobe with shelves.

A staircase from the Rear Hall gives access to a:-

## First Floor Studio/Games Room/Bedroom/Sitting Room



19'10" x 13'1" (6.05m x 3.99m)

With a laminate Beech floor, 3 Velux windows with blinds, exposed beams, 4 downlighters, 2 ceiling spotlights, double panelled radiator, TV point and appliance points.

A Pine staircase from the Reception Hall gives access to a:-

## Half Landing

With fitted carpet, staircase to Main Landing and stair to:-

## First Floor

## Rear Landing

With a laminate Beech floor, Velux window and a Pine door to:-

## Bedroom 2



19'10" x 14'6" (6.05m x 4.42m)

With a laminate Beech floor, Velux window with blinds, uPVC double glazed window with roller blind, 2 double panelled radiators, 3 ceiling spotlight, TV point, ample power points and access to an Insulated and mainly Boarded Loft with power point.

## Main Landing



With a laminated wood floor, Velux window with blind, 4 ceiling spotlight, built in Airing Cupboard with radiator, shelves and electric light, Mains Smoke Detector and 2 power points.

## Bedroom 1



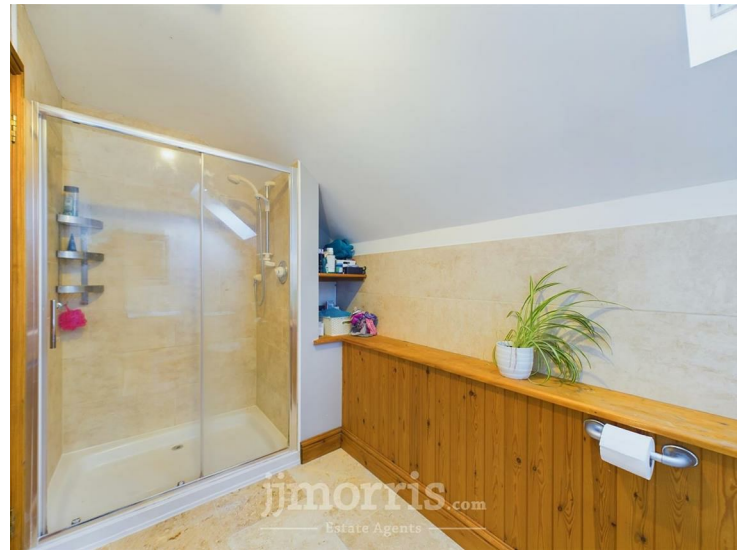
15'8" x 14'5" (4.78m x 4.39m)

With fitted carpet, uPVC double glazed window, uPVC double glazed French doors to Balcony, wall mirror, 3 ceiling spotlight, TV point, double panelled radiator, power points and doors to En Suite Shower Room and:-

## Dressing Room

With shelving, hanging rail, Pine floorboards and ceiling light.

## En Suite Shower Room



10'10" x 6'0" (3.30m x 1.83m)

With a ceramic tile floor, Velux window with blind, white suite of Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Mira Excel Thermostatic Shower, Pine shelves, Manrose extractor fan, chrome heated towel rail/radiator, toilet roll holder, coved ceiling, ceiling light, shaver light/point and a tiled splashback.

uPVC Double Glazed French Doors from Bedroom 1 give access to a:-

## Balcony



13'7" x 7'2" (4.14m x 2.18m)

With a Timber Decked floor and a Douglas Fir Balustrade and Hand Rail from where Coastal Sea views can be enjoyed over the North Pembrokeshire Coastline.

## Bedroom 3



14'9" x 12'10" (4.50m x 3.91m)

With fitted carpet, uPVC double glazed window with roller blind (affording Sea views), 4 ceiling spotlight, exposed beams, TV point, double panelled radiator and power points.

## Bedroom 4



16'0" x 12'2" (4.88m x 3.71m)

With fitted carpet, 2 uPVC double glazed windows with venetian blinds (one of which affords Coastal Sea views), coved ceiling, ceiling light, wall shelves, double panelled radiator, TV point and ample power points.

## Bathroom

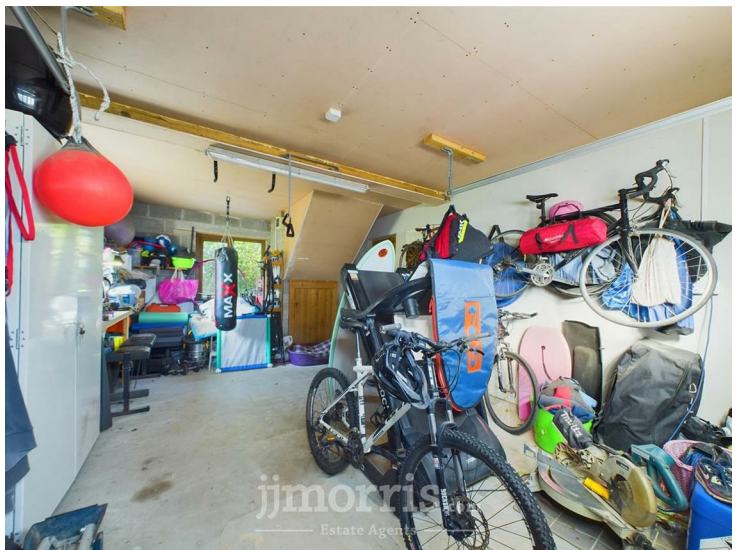
12'5" x 8'10" (3.78m x 2.69m)

With a Travertine tile floor, white suite of WC, Wash Hand Basin, tiled panelled Bath and a glazed and tiled Shower Cubicle with a Mira Excel Thermostatic Shower, double panelled radiator, uPVC double glazed window with roller blind, part tile surround, towel ring, toilet roll holder, toothbrush holder, chrome heated towel rail/radiator, 4 downlighters, Manrose extractor fan, shaver light/point and a wall mirror.

## Externally

Adjoining the House is an:-

## Integral Garage



20'4" x 13'6" (6.20m x 4.11m)

With a wood effect fibreglass up and over door, 2 uPVC double glazed windows, strip light, ample power points, understairs cupboard and pedestrian door to Rear Hall.

The Property stands in large Gardens and Grounds which extend to Half an Acre or thereabouts which include a large Lawned Garden together with a raised Timber Decked Patio at the northern end of the Garden from where uninterrupted Coastal Sea views can be enjoyed. Adjacent to the front elevation of the House is an Indian Sandstone Paved Patio together with a large chipping hardstanding which allows for ample Vehicle Parking and Turning Space. There is a Gravelled, Indian Sandstone and Concrete Paved path surround to the Property and adjacent to the northern elevation of the Dwelling House is a raised Indian Sandstone Paved Patio and a raised Ornamental Stone Patio from where Coastal Sea views can be enjoyed. In addition, there is Shed/Cellar Storage area beneath the Indian Sandstone Paved Patio which measures 16'0" x 14'0" (4.88m x 4.27m) approx and is accessed via steps which lead to a uPVC double glazed door and giving access to the Shed/Cellar Storage area which has a uPVC double glazed window. The Garden is bounded by mature trees and a high privet hedges. There is also an Oil Tank as well as 3 Outside Electric Lights and an Outside Water Tap.

### SERVICES

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

### TENURE

Freehold with Vacant Possession upon Completion.

### RIGHTS OF WAYS

Vehicular and Pedestrian Access Rights of Ways exist in favour of the Property off the Main A487 Fishguard to St Davids Road which leads over a tarmacadamed hardstanding (adjacent to Croesgoch Stores) and hardsurfaced/chipping lane which leads down to the Property.

### REMARKS

Ty Seren is a deceptively spacious Detached 2 storey Dwelling House which has well appointed accommodation benefiting from Oil Central Heating (underfloor heating on the Ground Floor and radiators on the First Floor) as well as uPVC Double Glazing and both Cavity Wall and Loft Insulation. In addition, it has a spacious Integral Garage as well as ample Off Road Vehicle Parking and Turning Space and large Gardens and Grounds extending to Half an Acre or thereabouts which include Lawned Gardens, Timber Decked Ornamental Stone and Indian Sandstone Paved Patios. The Property is ideally suited for Family or early Retirement purposes and is offered "For Sale" with a realistic Price Guide. Early inspection is strongly advised.

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**Council Tax Band - F**

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