



Greenbanks, 26 Chapel Road, Scleddau, Fishguard, Pembrokeshire, SA65 9RA

Price Guide £289,950

- * An attractive Detached 2 storey Modern Dwelling House.
- * Comfortable Hall, Sitting Room, Kitchen/Diner, Utility, Sep WC, 3 Bedrooms and Bathroom accommodation.
- * Oil Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation. Rural views can be enjoyed from the front of the Property.
- * Garage and ample Off Road Vehicle Parking and Turning Space.
- * Ornamental Stone/Chipping Beds to the fore with Roses and Flowering Shrubs and a good sized rear Lawned Garden with Flowering Shrubs, Young Trees and a Flower/Shrub Bed as well as a Studio/Workshop 15'3" x 9'3" approx.
- * Ideally suited for Family, Retirement, Investment or for Letting purposes.
- * Early inspection strongly advised. Realistic Price Guide. EPC Rating D.

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.

Scleddau has the benefit of a Public House, a former Chapel, a Fishery 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, Goodwick 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 Post Office, Library, Leisure Centre, 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 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.

Chapel Road is a popular residential area which runs in a westerly direction off the Main A40 Fishguard to Haverfordwest Road in the centre of the village. Greenbanks is situated within 400 yards or so of the centre of the village and the Main A40 Road adjacent to The Gate Inn.

DIRECTIONS

From Fishguard, take the Main A40 Road south for some 2 miles and in the village of Scleddau, take the turning on the right at the crossroads (adjacent to The Gate Inn) into Chapel Road. Continue on this road for 350 yards or so and follow the road to the right. Proceed on this road for 70 yards or so and take the first turning on the right and Greenbanks is the property directly facing on your right. A "For Sale" Board is erected on site.

DESCRIPTION

Greenbanks comprises a Detached 2 storey Dwelling House of cavity concrete block construction with rendered and whitened elevations under a pitched composition slate roof. Accommodation is as follows:-

Storm Porch

6'9" x 3'9" (2.06m x 1.14m)

With electric light and a uPVC double glazed door to:-

Hall



5'6" x 3'0" (1.68m x 0.91m)

With coved ceiling, ceiling light, staircase to First Floor, central heating thermostat control and doors to Kitchen/Dining Room and:-

Sitting Room



21'8" x 11'7" (6.60m x 3.53m)

(maximum measurement to include bay). With uPVC double glazed bay window, uPVC double glazed French Door to rear Garden, stone fireplace housing a Multifuel Stove, coved ceiling, 2 ceiling lights, 2 wall uplighters, double and single panelled radiators, wiring for Sky TV, TV point and 10 power points.

Kitchen/Dining Room



16'10" x 11'5" (5.13m x 3.48m)

With quarry tiled floor, range of fitted Oak floor and wall cupboards, inset stainless steel bowl with mixer tap, built in Logik electric Single Oven/Grill, Ignis 4 ring Ceramic Cooker Hob, Cooker Hood (externally vented), concealed Worcester Oil Combination Boiler (heating domestic hot water and firing central heating), 2 uPVC double glazed windows, coved ceiling, ceiling light, part tile surround, cooker box, 11 power points, telephone point, door opening to Utility Room and a low level door to:-

Walk in Understairs Cloaks/Storage Cupboard

Utility Room



9'5" x 8'11" (2.87m x 2.72m)

("L" shaped maximum). With a quarry tile floor, double panelled radiator, inset single drainer Porcelain sink unit with mixer tap, floor cupboards, plumbing for automatic washing machine, appliance points, 5 power points, part tile surround, uPVC double glazed window overlooking rear Garden, uPVC double glazed door to exterior, ceiling light, carbon monoxide alarm and door to:-

Separate WC

5'10" x 2'7" (1.78m x 0.79m)

With vinyl floor covering, uPVC double glazed window, toilet roll holder, ceiling light and WC.

First Floor

Landing



9'6" x 7'6" (2.90m x 2.29m)

("U" shaped maximum). With radiator, 2 power points, ceiling light, Velux window, mains smoke detector, carbon monoxide alarm, access to an Insulated Loft, built in Airing Cupboard with radiator and shelves and a low level door to a:-

Undereaves Storage/Box Room

9'0" x 5'4" (2.74m x 1.63m)

With sloping ceiling.

Bedroom 1



13'4" x 11'7" (4.06m x 3.53m)

(maximum measurement to include bay). With fitted carpet, 2 uPVC double glazed windows, double panelled radiator, ceiling light and 2 wall lights, TV aerial cable, 6 power points and a built in Cupboard/Wardrobe.

Bedroom 2



11'7" x 9'1" (3.53m x 2.77m)

With fitted carpet, wiring for Satellite TV, 2 uPVC double glazed windows, double panelled radiator, ceiling light and 6 power points.

Bedroom 3



7'6" x 8'4" (2.29m x 2.54m)

With fitted carpet, uPVC double glazed window, radiator, ceiling light, TV aerial cable and 4 power points.

Bathroom



8'3" x 7'6" (2.54m x 2.29m)

With vinyl floor covering, white suite of panelled Bath, Wash Hand Basin and WC, uPVC double glazed window, shaver light/point, ceiling light, Manrose extractor fan, part tile surround, mirror tiles, toilet roll holder, double panelled radiator and Triton electric Shower over Bath.

Externally

A concreted drive leads into the Property off the Council Road to a concrete hardstanding which allows for ample Vehicle Parking and Turning Space and leads to a:-

Garage



19'6" x 9'0" (5.94m x 2.74m)

(approx). Of cavity concrete block construction with rendered and coloured elevations under a pitched composition slate roof. It has a metal up and over door, a Work Bench, Oil Tank, strip light and power points.

Directly to the fore of the Property are Chipping/Ornamental Stone Beds together with Flowering Shrubs and Roses. There is a concrete path surround to the Property and to the rear is a good sized private Lawned Garden with Flowering Shrubs, a Bay Tree, Mature Trees, Flowering Shrubs, a Flower/Shrub Bed (former Fish Pond) and a:-

Studio/Workshop



15'3" x 9'3" (4.65m x 2.82m)

(approx). Of concrete block construction with rendered and coloured elevations under a pitched composition slate roof. It has 2 uPVC double glazed windows, a strip light and 4 power points.

4 Outside Electric Lights (2 Sensor Lights) and an Outside Water Tap.

SERVICES

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

TENURE

Freehold with Vacant Possession upon Completion.

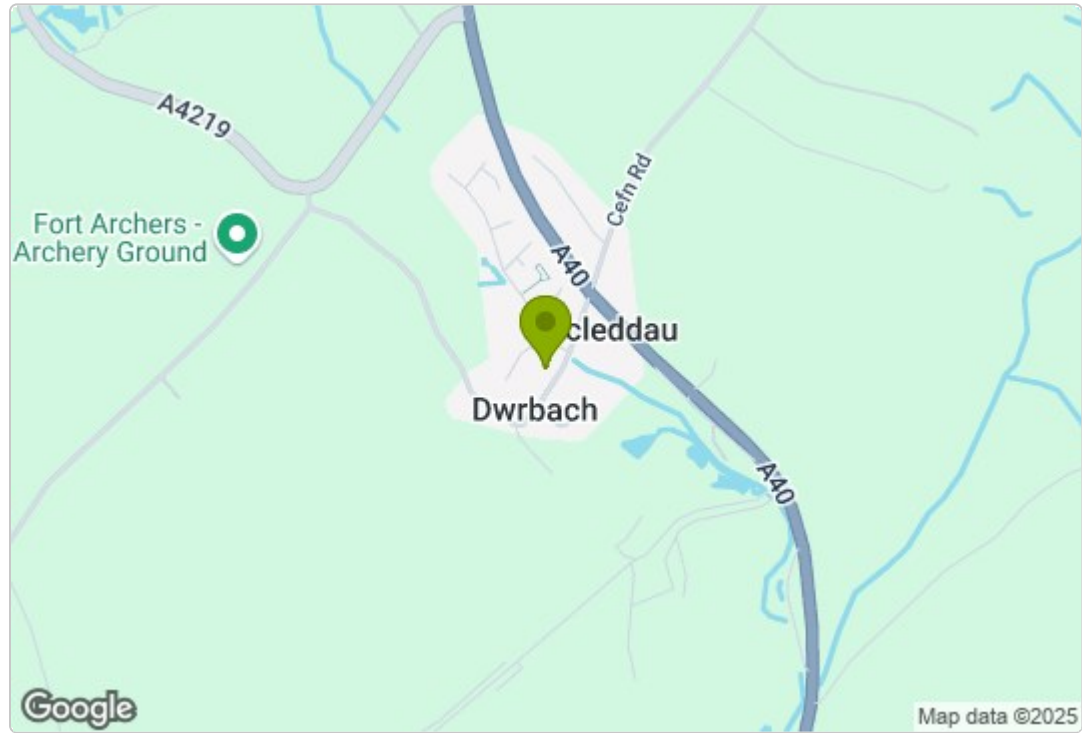
REMARKS

Greenbanks is a comfortable Detached 2 storey Modern Dwelling House which stands on the edge of this popular village from where delightful Rural views can be enjoyed. The Property is ideally suited for Family, Early Retirement, Letting or for Investment purposes and has the benefit of Oil Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation. In addition, it has a spacious Garage and ample Vehicle Parking and Turning Space. There is also a Studio/Workshop and good sized, easily maintained front and rear Gardens with Lawned areas, Flowering Shrubs, Mature Trees and Ornamental Stone Beds. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

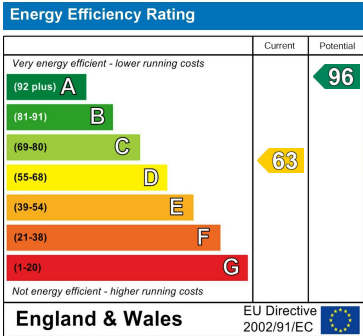
Floor Plan



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