



1 Glyn-Y-Mel Road, Lower Town, Fishguard, Pembrokeshire, SA65 9LY

Price Guide £295,000

- * A substantial 2 storey Detached Listed Grade II Victorian Residence.
- * Well appointed Hall, 3 Reception, Kitchen, 4 Bedrooms, Bathroom and Wet Room accommodation.
 - * Oil Central Heating, partial uPVC Double Glazing and a Boarded and Insulated Loft.
 - * Large rear Garden on 7 Terraces including an enclosed Indian Sandstone Paved Patio.
 - * Ideally suited for Family, Early Retirement, Investment or for Holiday Letting purposes.
 - * Early inspection strongly advised. Realistic Price Guide.

SITUATION

Lower Fishguard is a popular Harbour Village which stands on the North Pembrokeshire Coastline within a half a mile or so of the Market Town of Fishguard.

Lower Fishguard has the benefit of a Public House and a Yachting and Boating Club. Lower Fishguard is renowned as being the location for various films and television programmes. Most recently "Halen yn y gwaed" (Salt in the blood) a Welsh language TV programme but more famously in the film version of "Under Milk Wood" starring Richard Burton.

Lower Fishguard Harbour provides excellent boating and mooring facilities and The River Gwaun, being close by, provides good Salmon, Sea Trout (Sewin) and Trout fishing.

The Market Town of Fishguard is within easy walking distance and 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, Take-Aways, Cafes, a Post Office, Library, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The twin town of Goodwick is within a mile and a half or so of the Property and Fishguard Harbour, being close by, provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The beach at The Parrog is within a mile and a quarter or so and also close by are the other well known sandy beaches and coves at Aberbach, Pwllgwaelod, Cwm-yr-Eglwys, Aberfforest, Aber Rhigian, Cwm, Newport Sands, Pwllcrochan, Abermawr, Abercastle, Aberfelin and Porthgain.

The County and Market Town of Haverfordwest is some 15 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybush.

There are good road links from Fishguard 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.

Glyn-y-Mel Road is a residential area which is situated off the Main A487 Fishguard to Cardigan road. 1 Glyn y Mel is situated just off the Main A487 Fishguard to Cardigan Road and is within 150 yards or so of the Quay and Lower Fishguard Harbour.

DIRECTIONS

From the Offices of Messrs J. J. Morris at 21 West Street, turn right and bear left up to Market Square. Take the first turning on the left into Main Street and continue on this road for a few hundred yards and proceed down the hill into Lower Town. Proceed over the bridge and 70 yards or so further on, take the turning on the right into Glyn-y-Mel Road. No 1 Glyn-y-Mel is the first Property (directly facing) on your left. A 'For Sale' board is erected on site.

DESCRIPTION

1 Glyn-y-Mel Road comprises a Victorian Detached 2 storey Residence of solid stone construction with rendered and mainly coloured elevations under a pitched slate roof. Accommodation is as follows:-

Hardwood Entrance Door to:-

Reception Hall



16'6" x 4'6" (5.03m x 1.37m)

(approx). With a ceramic tile floor, 2 radiators, Pine staircase to First Floor, ceiling light and downlighter, understairs cupboard, electricity meter and consumer unit, smoke detector (not tested), 2 power points and Pine doors adjacent to Staircase to Living Room and:-

Sitting Room



15'0" x 12'0" (4.57m x 3.66m)

(maximum measurement to include bay). With fitted carpet, single glazed sash window, double panelled radiator, Fireplace housing a coal effect electric fire, coved ceiling, ceiling light, Honeywell Central Heating Thermostat Control, TV point and 4 power points.

Living Room



15'0" x 12'0" (4.57m x 3.66m)

(maximum measurement to include bay). With fitted carpet, single glazed sash window, stone fireplace housing a Clarke Multifuel Stove on a raised quarry tile hearth, ceiling light and 2 wall lights, 2 alcoves, double panelled radiator and 4 power points.

Dining Room



11'4" x 8'0" (3.45m x 2.44m)

With ceramic tile floor, double panelled radiator, whitened natural stone walls, uPVC double glazed window to rear, built in display cupboard with cupboard below, Boiler Cupboard housing a Worcester Greenstar Heatslave 18/25 Oil Combination Boiler (heating domestic hot water and firing central heating), built in cupboard above Boiler with 2 central heating Timeswitches, 2 downlighters and 2 power points.

Kitchen



12'9" x 10'1" (3.89m x 3.07m)

With ceramic tile floor, uPVC double glazed window to rear, double panelled radiator, range of laminated Oak floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, uPVC double glazed door to exterior, part tile surround, cooker hood, 4 downlighters, 7 power points, towel rail and a Leisure Zenith 100 freestanding Cooker Range with 5 Hotplates, a Warming Plate, 2 Ovens and a Grill.

Wet Room



6'2" x 4'11" (1.88m x 1.50m)

With a non-slip vinyl floor covering, uPVC double glazed window to rear, fully tiled walls, white suite of Wash Hand Basin and WC, Mira Zest electric Shower, shower curtain and rail, Manrose extractor fan, 2 downlighters, toilet roll holder, shaver point, wall mirror and a heated towel rail/radiator.

A staircase from the Hall gives access to a:-

Three Quarter Landing/Sitting Area



8'9" x 7'0" (2.67m x 2.13m)

With fitted carpet, 2 downlighters, radiator, hardwood double glazed patio door to rear Garden, stairs to Main Landing and a short flight of stairs to Bedroom 3 and:-

Bathroom



9'7" x 7'4" (2.92m x 2.24m)

With ceramic tile floor, uPVC double glazed window, white suite of WC, Wash Hand Basin, panelled Bath and a glazed and tiled Shower Cubicle with a Thermostatic Shower, 3 downlighters and a downlighter/extractor fan over Shower Cubicle, mirror fronted bathroom cabinet, toilet roll holder, radiator, glass shelf, wall mirror, heated towel rail/radiator, half tiled walls and a tiled window shelf.

Bedroom 3



10'2" x 8'4" (3.10m x 2.54m)

With 2 uPVC double glazed windows, fitted carpet, double panelled radiator, 2 ceiling lights and 2 power points.

First Floor

Landing

7'9" x 7'7" (2.36m x 2.31m)

("T" shaped maximum). With fitted carpet, radiator, ceiling light and access via an aluminium Slingsby type ladder to a:-

Boarded and Insulated Loft

With 2 Velux windows.

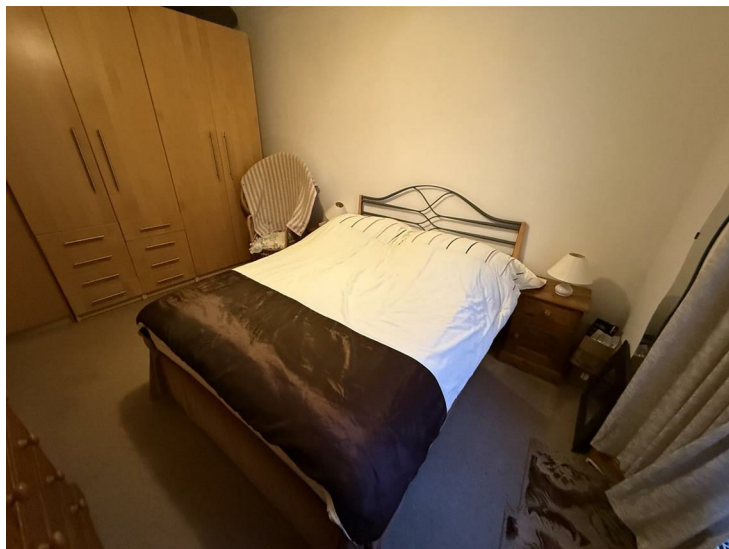
Bedroom 1 (front)



15'1" x 11'3" (4.60m x 3.43m)

With fitted carpet, single glazed sash window, coved ceiling, ceiling light, radiator and 6 power points.

Bedroom 2 (front)



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

With fitted carpet, single glazed sash window, coved ceiling, ceiling light, Drayton central heating thermostat control, TV point, 4 power points, radiator and a fitted range of wardrobes along one wall.

Bedroom 4/Study



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

(approx). With fitted carpet, single glazed sash window, coved ceiling, ceiling light and 2 power points.

Externally

A pedestrian door adjacent to the eastern gable end of the Property gives access to a concrete footpath which leads to the steps leading to the rear Garden and the uPVC double glazed door to the Kitchen. Concrete and Slate steps lead up a large rear Terraced Garden on 7 Levels. On the first level there is a good sized south facing Indian Sandstone Paved Path together with the Oil Tank. Access can be obtained from the rear Patio to a large but sloping Garden on 6 levels.

2 Outside Electric Lights and an Outside Water Tap.

The boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500.



SERVICES

Mains Water, Electricity and Drainage are connected. Oil Central Heating. Front elevation windows and Single Glazed Sash Windows, whereas all other windows are uPVC Double Glazed. Boarded and Insulated Loft with 2 Velux windows. Wiring for Satellite TV.

TENURE

Freehold with Vacant Possession upon Completion.

LISTED BUILDING

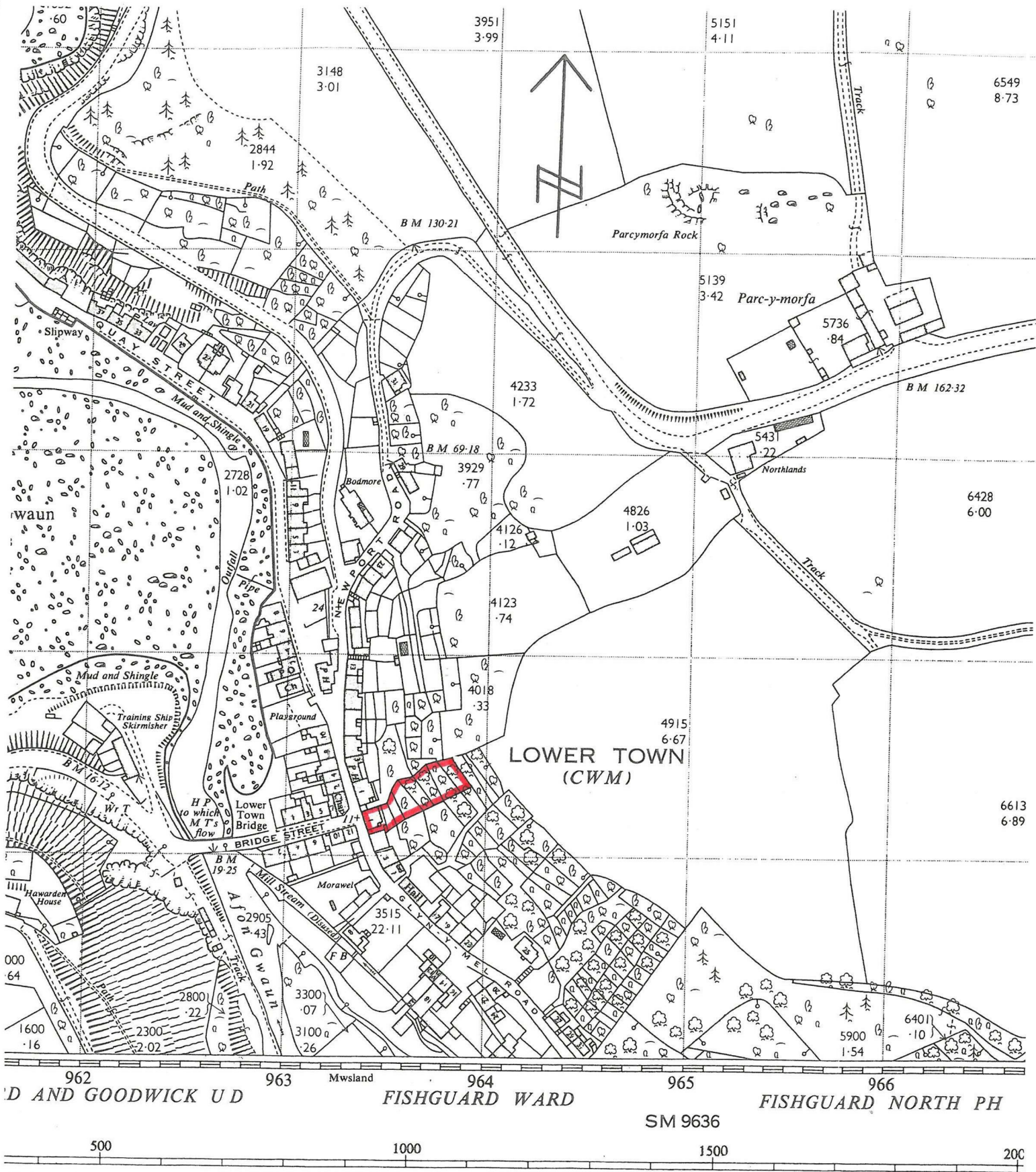
1 Glyn-y-Mel Road is a Listed Grade II Building.

COUNCIL TAX

Council Tax Band "F" - £2730.87 in the year 2024-2025.

REMARKS

1 Glyn-y-Mel Road is a substantial, well appointed Detached 2 storey Victorian Residence which was built circa 1890 which benefits from Oil Central Heating, partial uPVC Double Glazing and a Boarded and Insulated Loft. In addition, it has a good sized Indian Sandstone Paved Patio at the rear with access leading to a large Terraced Garden on 7 levels. It is ideally suited for Family, Early Retirement, Investment or Holiday Letting purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.



Ordinance Survey, Chessington, Surrey, 1965.

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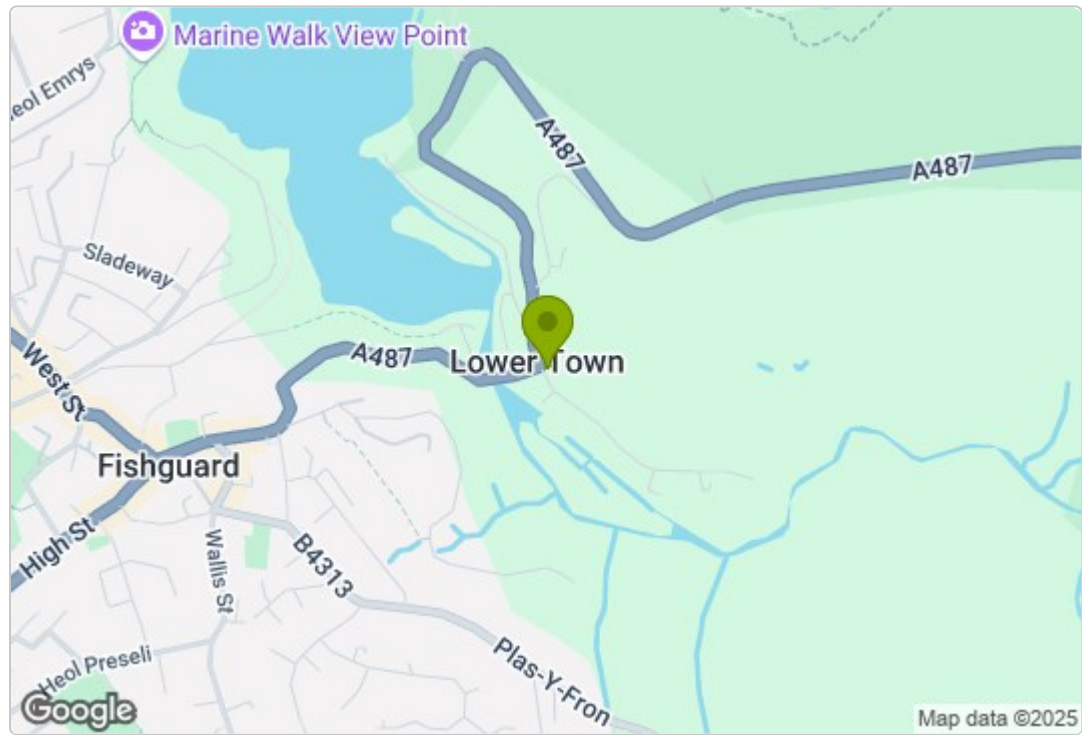
Scale 1/2500
Plan for Identification Purposes Only.

Plan SM 9637
Plan SM 9737

Antiqui	Surface Level
Change	Revision Point or Traverse Station
Limit o	Triangulation Station
of individual parcels are not shown	
Levelling Information	
Altitudes of Bench Marks and Surface Levels are given in feet above the Newlyn Datum.	
Bench Mark lists, containing fuller and possibly later levelling information, are obtainable from the Director General, Ordnance Survey.	
Boundary Mering Abbreviations	
Base of Bank	BB
Centre of Bank	CB
Centre of Canal, etc	CC
Centre of Old Course of Stream	COCS
Centre of Road, etc	CR
Centre of Stream	CS
Face of Wall	
Side of River, etc	
Track of Hedge	

Floor Plan

Area Map



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.

Energy Efficiency Graph

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

Council Tax Band - F