



Blaenwaun Dwrbach, Scleddau, Fishguard, Pembrokeshire, SA65 9RE

Price Guide £295,000

*A spacious Detached 2 storey Dormer/Chalet Bungalow residence.

*Comfortable Hall, 2 Reception, Kitchen, Boiler Room, Shower Room, Sep WC, 2 Bedrooms and Dressing Room on the Ground Floor with staircase to 2 Studio/Loft/Work Rooms on the First Floor.

*uPVC Double Glazing, Roof/Loft Insulation and Oil fired Central Heating.

*Lean to Garage and ample Off Road Vehicle Parking and Turning Space.

*Large Lawned Gardens and Grounds with Paved Patios areas which extend to a Third of an Acre.

*Ideally suited for Family or early Retirement purposes. Realistic Price Guide. EPC Rating E.

Situation

Blaenwaun stands in its own good sized Gardens and Grounds which extend to in excess of a Third of an Acre and being within half of a mile or so of the village of Scleddau. Scleddau has the benefit of a Public House, a former Chapel and a Trailer Centre. There is a Young Farmers Hall/Community Building at Jordanston which is within three quarters of a mile or so of the Property.

The Market Town of Fishguard is some 2 miles or so north 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, Cafés, Takeaway's, Art Galleries, a Cinema/Theatre, a Post Office, Library, a Petrol Filling Station/Store, Supermarkets and a Leisure Centre.

The twin town of Goodwick is within 2 ½ miles 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 Pembrokeshire Coastline and the Beach at The Parrog is within 2 ½ miles or so and also close by are the other well-known sandy beaches and coves at Pwllgwaelod, Cwm-yr-Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

The County and Market Town of Haverfordwest is some 13 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, Takeaways, a Post Office, Library, Supermarkets, a Leisure Centre, Further Education College, 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.

Blaenwaun stands inset off the A4219 Scleddau to Manorowen road and is situated within a quarter of a mile or so of the Main A40 Fishguard to Haverfordwest road.

Directions

From Fishguard take the Main A40 road south for some 2 miles and take the turning on the right onto the A4219 road towards Manorowen and signposted to St Davids. Continue on this road for 400 yards or so and follow the road to the right and a short distance further along, Blaenwaun is situated on the left hand side of the road. A 'For Sale' board is erected on site.

Description

Blaenwaun comprises a Detached 2 storey Chalet/Dormer Bungalow residence of cavity brick and concrete block construction with rendered and coloured roughcast elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

uPVC Entrance Door to:-

Porch

7'8" x 6'9" (2.34m x 2.06m)

With ceramic tile floor, ceiling light and a glazed door to:-

Hall



14'8" x 13'0" maximum (4.47m x 3.96m maximum)

With fitted carpet, double panelled radiator, ceiling light, cove and artex ceiling, 1 power point, central heating thermostat control, telephone point, staircase to First Floor and door to:-

Sitting Room



15'6" x 10'3" (4.72m x 3.12m)

With fitted carpet, uPVC double glazed bow window, ceiling light, coved ceiling, dado rail, TV point, wiring for satellite TV, 3 power points and an archway with step down to:-

Dining Room



15'7" x 9'0" (4.75m x 2.74m)

With fitted carpet, double panelled radiator, uPVC double glazed window, coved ceiling, dado rail, 2 double panelled radiators, 3 power points, ceiling light and a picture rail.

A 15 pane glazed door from the Hall gives access to a:-

Kitchen/Breakfast Room



12'6" x 12'6" (3.81m x 3.81m)

With ceramic tile floor, double panelled radiator, uPVC double glazed window overlooking rear garden, range of Oak fitted floor and wall cupboards, sink unit with mixer tap, part tile surround, strip light, 8 power points, plumbing for dishwasher, built in Select 620 Single Oven/Grill, Hygena 4 ring ceramic Cooker Hob, Cooker Hood, Airing Cupboard with a lagged copper hot water cylinder and immersion heater and a half glazed door to:-

Side Entrance Hall

8'0" x 3'0" maximum (2.44m x 0.91m maximum)
(split level) With uPVC double glazed door to rear garden, electricity meter and fuse boxes and a door opening and steps down to:-

Boiler/Utility Room



7'8" x 5'9" (2.34m x 1.75m)

With wall cupboards, coat hooks, double panelled radiator, uPVC double glazed window, wall shelf, ceiling light, vinyl floor covering, 4 power points and a Worcester freestanding Oil Boiler (heating domestic hot water and firing central heating).

Shower Room



6'11" x 6'0" (2.11m x 1.83m)

With double panelled radiator, part tiled walls and part painted tongue and groove clad walls, white suite of Wash Hand Basin in a vanity surround and a Glazed and Aquaboard clad Shower Cubicle with a Triton T80Z electric shower, uPVC double glazed window, ceiling light, soap dish, toothbrush holder, wall mirror, ceiling light and fitted carpet.

Separate WC



7'0" x 3'2" (2.13m x 0.97m)

With fitted carpet, uPVC double glazed window, ceiling light and part tiled walls and part painted tongue and groove clad walls.

Bedroom 1 (Front)



15'6" x 10'3" (4.72m x 3.12m)

With fitted carpet, uPVC double glazed window, cove and artex ceiling, double panelled radiator and 2 power points.

Dressing Room



8'11" x 7'5" (2.72m x 2.26m)

With fitted carpet, uPVC double glazed window overlooking rear garden, radiator, ceiling light, coved ceiling, 1 power point and an opening to:-

Bedroom 2



12'6" x 7'8" (3.81m x 2.34m)

Plus sloping understairs recess/storage area 3'6" x 3'2" With fitted carpet, cove ceiling, ceiling light, double panelled radiator and 2 power points.

A staircase from the Hall gives access to the :-

First Floor

Boarded Loft which is divided into 2 Rooms as follows:-

Studio/Workroom



17'6" x 10'0" (5.33m x 3.05m)

With 2 Velux windows, single glazed Gable window, ceiling light, painted tongue and groove roof clad walls and ceiling, TV aerial cable , 4 power points, access to undereaves storage space, wall mounted convactor heater and door to:-

Studio/Store/Work Room



12'10" x 10'2" (3.91m x 3.10m)

With 2 fitted wardrobes, 2 Velux windows, painted tongue and groove clad walls and ceiling, access to undereaves storage space, wall mounted convactor heater, ceiling light and 4 power points.

Adjoining the Bungalow is a:-

Lean-to Garage

16'6" x 9'6" (5.03m x 2.90m)

Of single skin concrete block construction with rendered and roughcast elevations under a corrugated cement fibre roof. It has a metal up and over door, a single glazed window, wall light and 1 power point.

Directly to the fore of the Property is a large Tarmacadamed Hardstanding which allows for ample Off

Road Vehicle Parking and Turning space. There are Lawned Gardens to the fore, side and rear of the Bungalow together with Conifers, Flowering Shrubs, Fir Trees and 2 Paved Patio areas. There is also a:- Garden Shed 9'6" x 7'6" approx of concrete block construction with a corrugated cement fibre roof. In addition, there is a 270 Gallon (1225 Litre) Bunded Oil Tank.

3 Outside Electric Lights (One Sensor Light) and an Outside Water Tap.

A gated and pillared access leads into the Property off the Main A4219 Sclleddau to Manorowen Road.

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

Services

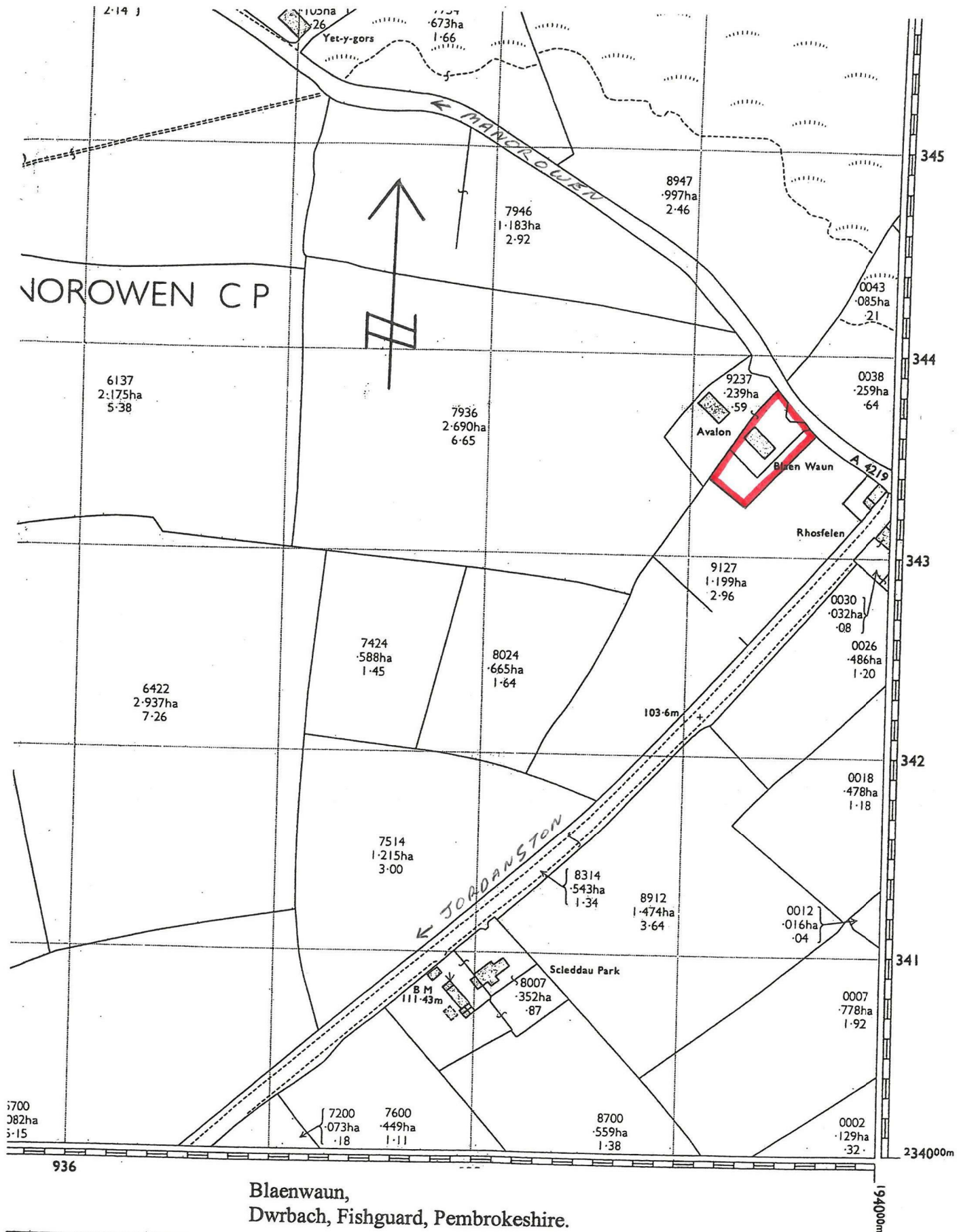
Mains Water and Electricity are connected. Drainage to a shared Septic/ Effluent tank. Oil fired Central Heating. uPVC Double Glazing. Roof/Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. Wiring for Satellite TV.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Blaenwaun is a spacious Detached 2 storey Chalet/Dormer Bungalow residence which stands in its own good sized established Gardens and Grounds which extend to in excess of a Third of an Acre. The Property benefits from Oil fired Central Heating and uPVC Double Glazing and has the benefit of a Lean to Garage as well as ample Off Road Vehicle Parking and Turning Space. The Property is now in need of modernisation and updating and is ideally suited for Family or Retirement purposes. It is offered "For Sale" with a Realistic Price Guide and early inspection is strongly advised.



12 Hectares
29 Acres

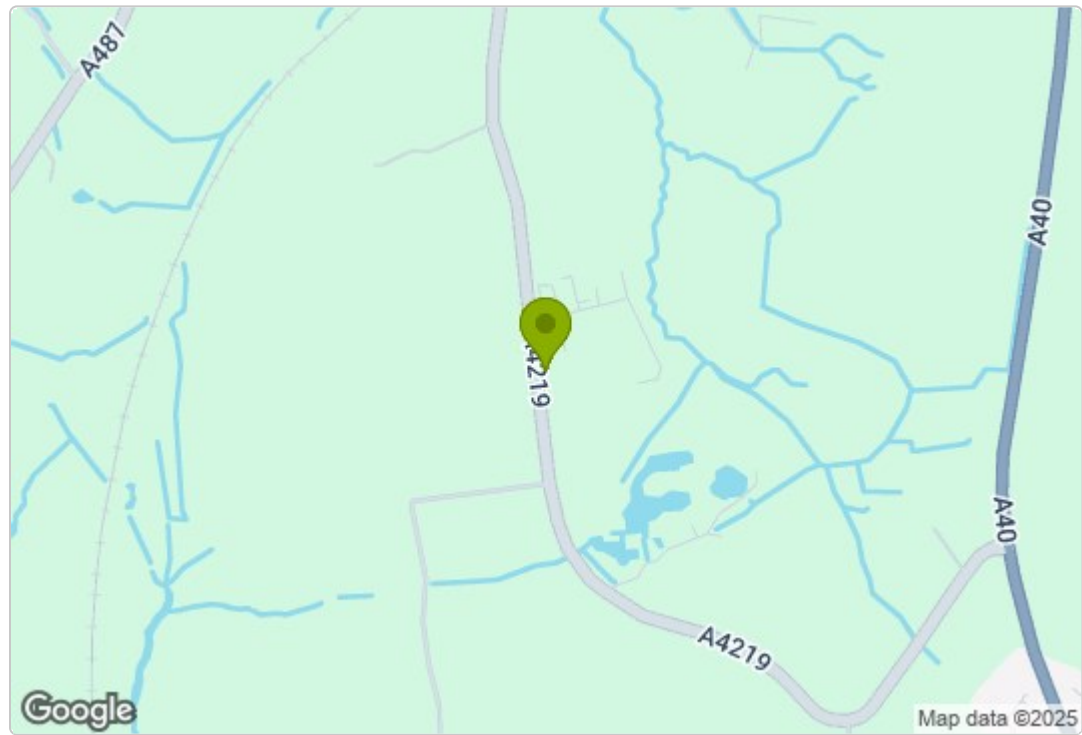
Metres
Feet

Geographical County
County Council
County of the City
Burgh

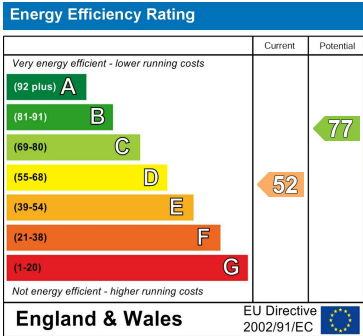
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - E

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.