



Okeover, Maes Ernin, Mathry, Haverfordwest, Pembrokeshire, SA62 5HF

Price Guide £395,000

- *An attractive Detached 2 storey Modern Dwelling House affording superb Sea Views.
- *Well appointed Hall, 2 Reception, Kitchen, Sep W.C, 3 Bedrooms and 2 Shower/Bathroom accommodation.
- *Oil Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation.
- *Garage and Off Road Parking for Two Vehicles
- *Easy maintained Front and Rear Patio Gardens with Indian Sandstone Paved Patios, Flowering Shrubs, Herbaceous and Ground Cover Plants,
- *Ideally suited for a Family, investment, or for Holiday Letting purposes.
- *Early Inspection strongly advised, Realistic Price Guide. EPC Rating D.

Situation

Mathry is a popular village which stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (5 ½ miles north east) and the Cathedral City of St Davids (9 ½ miles south west).

Mathry has the benefit of a Church, Public House, a converted Chapel, a former Café/Antique Shop and a Community/Village Hall.

The well known Market Town of Fishguard is within a short drive 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, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets, a Library, Post Office, Repair Garages, a Petrol Filling Station/Store and a Leisure Centre.

The Cathedral City of St Davids is also close by and has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, a Bank, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Supermarket and a Petrol Filling Station/Post Office/Store/Hotel.

The North West Pembrokeshire Coastline at Abercastle is within 2 miles or so of the village of Mathry and also close by are the other well known sandy beaches and coves at Abermawr, Aberbach, Pwllcrochan, The Parrog, Aberfelin, Porthgain, Traeth Llyfn, Abereddy 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 including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Library, Post Office, Supermarkets, 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 both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Maes Ernin is a small Residential cul-de-sac of 5 Properties which is situated on the edge of the village from where superb Coastal Sea views over the North Pembrokeshire Coastline to Strumble Head as well as panoramic rural views to the Preseli Hills can be enjoyed.

Directions

From Fishguard take the Main A487 road south west for 4.5 miles or so and take the first turning on the right

signposted to Mathry. Proceed up the hill into the village passing The Farmers Arms Public House on your right and 80 yards or so further on and upon reaching the 'T' junction, turn right towards Abercastle. Continue on this road for 50 yards or so and take the first turning on the right. Proceed on this road for a further 50 yards or so and take the turning on the left. Continue to the end of the Lane and bear left into Maes Ernin and Okeover is the second property on the left. A "For Sale" board is erected on site.

Alternatively from Haverfordwest, take the Main A40 road north for some 10 miles and in the village of Letterston take the turning on the left at the crossroads, signposted to Mathry and St Davids. Continue on this road for 2.5 miles or so, passing through the hamlet of Castlemorris and a mile or so further on and upon reaching the junction with the Main A487 Fishguard to St Davids road, proceed straight across, signposted to Mathry. Follow directions as above.

Description

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

Portico with half glazed (Leaded) Composite Entrance Door to:-

Hall



20'3" x 6'8" (maximum) (6.17m x 2.03m (maximum))
With a Laminate Oak floor, coved ceiling, ceiling light, mains smoke detector, double panelled radiators, staircase to First Floor, telephone point, 4 power points, half glazed (6 pane) doors to Dining Room, Kitchen and :-

Sitting Room



17'0" x 12'3" (5.18m x 3.73m)

(Plus bay 5'3" x 4'0")

With a laminate Oak floor, coved ceiling, ceiling light, Woodburning Stove on a slate hearth, 2 uPVC double glazed windows (1 bay) affording superb Coastal Sea and Rural views, double panelled radiator, telephone point 8 power points and a uPVC double glazed French window/door to rear garden.

Dining Room



13'11" x 11'6" (4.24m x 3.51m)

With a laminate Oak floor, coved ceiling, ceiling light, uPVC double glazed window affording superb Coastal Sea and Rural views, double panelled radiator, 6 power points and an archway to:-

Kitchen



13'10" x 11'4" (maximum) (4.22m x 3.45m (maximum))

With a laminate Oak floor, range of fitted floor cupboards, built in Smeg Double Oven/Grill, 4 ring Bosch Ceramic Hob, Cooker Hood, coved ceiling, 4 downlighters, tiled splashback, appliance points 12 power points, built in Bosch Fridge Freezer, inset single drainer 1½ bowl, stainless steel sink unit with mixer tap, built in Bosch dishwasher, uPVC double glazed window and door to:-

Rear Hall

With a laminate tile floor, coved ceiling, single panelled radiator, coat hooks, ceiling light, 1 power point, Drayton central heating time switch, Honeywell central heating thermostat control, uPVC double glazed door to exterior and doors to:-

Internal Garage and:-

Separate W.C



5'2" x 4'11" (1.57m x 1.50m)

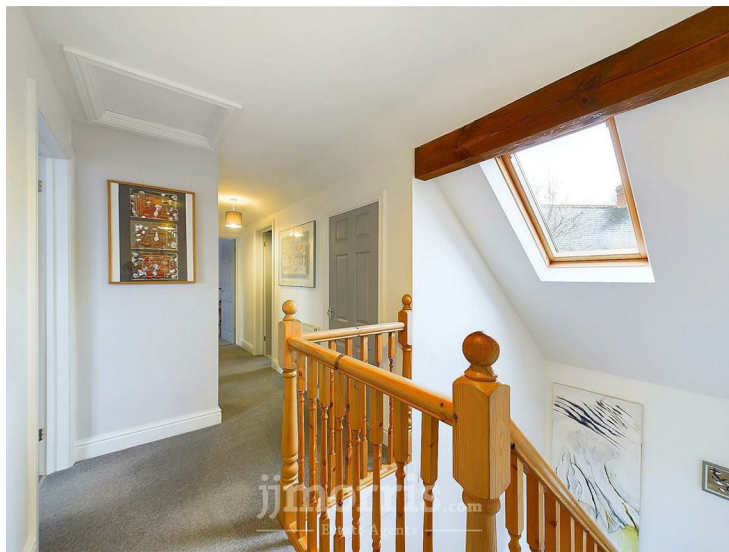
With a laminate tile floor, white suite of WC and Wash Hand Basin, uPVC double glazed window, ceiling light, tiled splashback, Manrose extractor fan, towel rail, radiator and a toilet roll holder.

Half Landing

6'3" x 3'0" (1.91m x 0.91m)

With fitted carpet, uPVC double glazed window, 2 power points and a Velux window over stairwell and stairs :-

First Floor



Landing

20'8" x 5'11" (6.30m x 1.80m)

With fitted carpet, exposed beams, Velux window over stairwell, 2 ceiling lights, mains smoke detector, built in cupboard, 2 power points, radiator and access to an Insulated Loft.

Bathroom



9'5" x 6'5" (2.87m x 1.96m)

With white suite of panelled Bath with shower attachment, Wash Hand Basin and WC, ceiling light, extractor fan, fully tiled walls, glazed and tiled Quadrant Shower with a thermostatic shower, uPVC double glazed window, Chrome designer vertical towel rail, ceramic tile floor and a ceiling light.

Bedroom 1



16'6" x 10'2" (5.03m x 3.10m)

With fitted carpet, exposed beam, ceiling light, uPVC double glazed window (affording Coastal Sea and Rural views), door to undereaves storage space, double panelled radiator, TV point 6 power points and door to:-

En-Suite Shower Room



6'0" x 4'9" (1.83m x 1.45m)

With ceramic tile floor, Velux window, white suite of WC, Wash Hand Basin and glazed and tiled Quadrant Shower with a thermostatic shower, a Chrome heated towel rail/radiator, wall shelf, Manrose extractor fan, 2 downlighters, robe hooks, toilet roll holder and a towel hook.

Bedroom 2



12'7" x 9'6" (3.84m x 2.90m)

With fitted carpet, ceiling light, uPVC double glazed window with roller blind (affording Coastal Sea and Rural views), single panelled radiator and 2 power points

Bedroom 3



10'9" x 9'8" (3.28m x 2.95m)

With fitted carpet, ceiling light, uPVC double glazed window with roller blind (affording Coastal Sea and Rural views), single panelled radiator and 4 power points

Adjoining the Property is an :-

Internal Garage

16'11" x 10'2" (5.16m x 3.10m)

With a Garador electrically operated metal up and over door, strip light. Worcester Heatslave 15/19 Oil Combination Boiler (heating and domestic hot water and firing central heating) plumbing for automatic washing machine, inset single drainer stainless steel sink unit with mixer tap, tile splashback ,telephone point, electricity consumer unit, 2 power points.

Externally

To the fore of the Garage is a block pavior hardstanding

area which allows for Off Road Parking for up to Two Vehicles. The Property stands in good sized well laid out Landscape Gardens and Grounds which include Indian Sandstone Paved Patios, Flowering Shrubs, Herbaceous and Ground Cover Plants, Slate Chip and Ornamental Stone areas and Flowering Shrubs.

In addition, there is a concealed Oil Tank, an Outside Water Tap and 2 Outside Electric lights.

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.

Remarks

Okeover is an attractive, well appointed Detached 2 storey Modern Dwelling House which was built circa 2002 from where delightful Coastal Sea Views can be enjoyed over the North Pembrokeshire Coastline to Strumble Head as well as Panoramic Rural views to the Preseli Hills. The Property is in excellent decorative order throughout and has the benefit of Oil Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation. In addition, it has an Internal Garage as well as off Road Parking Space for up to Two Vehicles. It is ideally suited for a Family, investment, or for Holiday Letting purposes and is offered "For Sale" with a realistic Price Guide. Early Inspection strongly advised.



Floor Plan

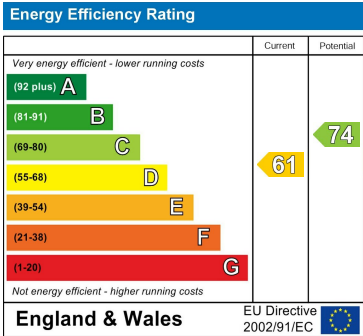


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Council Tax Band - F

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.

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