



1 Clos Rebecca, Castlemorris, Haverfordwest, Pembrokeshire, SA62 5EQ

Price Guide £385,000

*An attractive and spacious Detached 2 storey Modern Dwelling House.

*Comfortable 2 Reception, Kitchen/Breakfast, Utility, 4 Bedrooms and 3 Bath/Shower/Cloakroom accommodation which is in need of some modernisation, updating and cosmetic improvement.

*Good sized Integral Garage and ample Off Road Vehicle Parking and Turning Space, Block Pavior Patio to fore and good sized rear Lawned Garden with Flowering Shrubs, Timber Decked and Paved Patio Areas.

*Aluminium Greenhouse 8'0" x 6'0" and a Timber Garden Shed 12'0" x 8'0".

*Ideally suited for Family or Retirement purposes.

*Early inspection strongly advised. Realistic Price Guide. EPC Rating C

Situation

Castlemorris is a small hamlet which is situated between the well known villages of Letterston (2 ½ miles east) and the hilltop village of Mathry (1 ½ miles west).

Letterston is within a short drive and has the benefit of a few Shops, a Primary School, Church, Chapels, a Public House/Restaurant, Repair Garage, a Memorial/Community Hall, Petrol Filling Station/Store, a Charity Furniture Store, Mini Market/General Store and an Agricultural Store.

Mathry being close by has the benefit of a Church, Public House, a former Café/Antique Shop, a Community/Village Hall and a former Chapel (now a dwelling).

The well known Market Town of Fishguard is some 5 ½ miles or so north east 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, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, a Petrol Filling Station/Store, Post Office, Library and a Leisure Centre.

The North Pembrokeshire Coastline at Abermawr is within 3 ½ miles or so and also close by are the other well known sandy beaches and coves at Aberbach, Pwllcrochan, The Parrog, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

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 including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, a Leisure Centre, Repair Garages, a Post Office, Library, a Further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links from Letterston 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.

Clos Rebecca is a private Residential Cul-de-Sac of 3 Properties which stand in an elevated location from where delightful Rural views can be enjoyed.

Directions

From Fishguard take the Main A40 road south for 4 miles or so and take the turning on the right at Rhosdenny for Mathry Road. Continue on this road for three quarters of a mile or so and upon reaching the 'T' junction with the B4331 Letterston to Mathry road, turn right for Mathry. Continue on this road for a mile and a half or so and upon

reaching the hamlet of Castlemorris, turn left at the crossroads. Proceed up the hill for a few hundred yards and take the turning on the left into Clos Rebecca. Proceed up the hill and 1 Clos Rebecca is the property directly facing on your 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 right at the crossroads, signposted to Mathry and St Davids. Continue on this road for 2 ½ miles or so and in the hamlet of Castlemorris take the turning on the left at the crossroads. Proceed up the hill for 160 yards or so and turn left into Clos Rebecca. Proceed up the hill and 1 Clos Rebecca is the Property directly facing on your left. A 'For Sale' board is erected on site.

Description

1 Clos Rebecca comprises a Detached 2 storey modern Dwelling House of a timber frame construction which has an external skin of concrete block with rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Porch

4'11" x 4'10" (1.50m x 1.47m)

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

Reception Hall



15'2" x 12'4" (4.62m x 3.76m)

With staircase to First Floor, an engineered wood floor, double panelled radiator, coved ceiling, ceiling light, smoke detector (not tested) telephone point, 8 power points and doors to Sitting Room, Dining Room, Kitchen/Breakfast Room and:-

Cloakroom



5'2" x 4'4" (1.57m x 1.32m)

With suite of Wash Hand Basin and WC, uPVC double glazed window, radiator, coved ceiling, ceiling light, tile splashback and towel ring.

Sitting Room



24'8" x 15'0" (7.52m x 4.57m)

With an engineered wood floor, uPVC double glazed window, uPVC double glazed French doors to Rear Garden, coved ceiling, 2 ceiling lights, 2 double panelled radiators, TV point, telephone point, wiring for Satellite TV, 16 power points and a fireplace housing a Multifuel Stove.

Dining Room



12'0" x 11'9" (3.66m x 3.58m)

With uPVC French doors to Rear Garden, coved ceiling, ceiling light, an engineered wood floor, radiator, TV point, 8 power points and door to:-

Kitchen/Breakfast Room



13'7" x 11'10" (4.14m x 3.61m)

With an 'L' shaped range of fitted floor and wall cupboards, ceramic tile floor, Mercury LP Gas Hob/Grill, built in Diplomat dishwasher, Granite worktops, built in fridge freezer, uPVC double glazed window, coved ceiling, 9 downlighters, built in eye level Neff Double Oven, double panelled radiator, cooker box, 8 power points, TV point, appliance points, stainless steel cooker hood (externally vented) and door to:-

Utility Room



10'4" x 5'6" (3.15m x 1.68m)

With a Grant freestanding Oil Combination Boiler (heating domestic hot water and firing central heating), uPVC double glazed door to exterior, pedestrian door to Integral Garage, coved ceiling, strip light, radiator, electricity consumer unit and power points.

A Piranha Pine open tread staircase from the Reception Hall gives access to the:-

First Floor

Landing



15'3" x 6'2" (4.65m x 1.88m)

With an engineered wood floor, coved ceiling, 2 ceiling lights, mains smoke detector, double panelled radiator, 2 power points and doors to Bedrooms, Bathroom and:-

Walk in Airing Cupboard

4'8" x 2'3" (1.42m x 0.69m)

With radiator and shelves.

Bedroom 1



18'7" x 11'7" (5.66m x 3.53m)

With an engineered wood floor, uPVC double glazed window, built in wardrobe, ceiling light, telephone point, TV point, 12 power points and door to:-

Dressing Room



8'2" x 5'7" (2.49m x 1.70m)

With an engineered wood floor, fitted shelves and hanging rail, ceiling light, 4 power points and access to an Insulated Loft.

En Suite Shower Room



8'0" x 5'6" (2.44m x 1.68m)

With ceramic tile floor. white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Quadrant Shower with a Mira Sport electric shower, radiator, uPVC double glazed window with roller blind, shaver light/point, radiator, towel rail, extractor fan, toilet roll holder and 2 downlighters.

Bedroom 2 (Front)



15'0" x 12'3" (4.57m x 3.73m)

With an engineered wood floor, radiator, ceiling light, uPVC double glazed window with roller blind, telephone point, 8 power points and a built in double wardrobe.

Bedroom 3



13'4" x 11'5" (4.06m x 3.48m)

With an engineered wood floor, radiator, uPVC double glazed window with roller blind, built in double wardrobe, ceiling light and 8 power points.

Bedroom 4/Study



9'10" x 9'8" (3.00m x 2.95m)

With an engineered wood floor, uPVC double glazed window with roller blind, ceiling light, built in double wardrobe and 4 power points.

Bathroom



11'1" x 5'11" (3.38m x 1.80m)

With uPVC double glazed window with roller blind, ceramic tile floor, white suite of Bath, Wash Hand Basin, WC and a Glazed and Tiled Shower Cubicle with a Triton T80 electric shower, tile splashback, wall mirror, shaver light/point, towel ring, towel rail, toilet roll holder, 3 downlighters, extractor fan and a radiator.

Adjoining the Property with a pedestrian door from the Utility Room is an:-

Integral Garage



16'3" x 9'11" (4.95m x 3.02m)

With electrically operated metal roller door, strip light, uPVC double glazed window and 6 power points.

Externally



Directly to the fore of the Property is an Ornamental Stone hardstanding area which allows for ample Vehicle Parking and Turning Space. Adjacent to the front elevation wall of the Dwelling House is a Block Pavior Patio which gives access to a Block Pavior and Ornamental Stone/Chipping Path surround which leads to a good sized, rear Lawned Garden with Flowering Shrubs, Hydrangeas, Fuchsias, a raised Timber Decked Patio and a Paved Patio area. In addition, there is an:-

Aluminium Greenhouse 8'0" x 6'0" and a Timber Garden Shed 12'0" x 8'0". Carbery Bunded Oil Tank.

5 Outside Electric Lights (3 Sensor Lights), Outside Water Tap and an Outside Power Point.

The approximate boundaries of 1 Clos Rebecca are edged in red and shaded pink, yellow and blue on the attached copy of The Land Registry Plan to the Scale of 1/1250.

Services

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

Tenure

Freehold with Vacant Possession upon Completion.

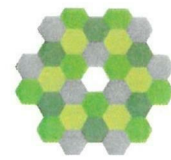
Rights of Ways

The access road leading to 1 Clos Rebecca off the Council Road, is owned by the Property, although it is subject to Vehicular and Pedestrian Access Rights of Ways in favour of No 2 and 3 Clos Rebecca.

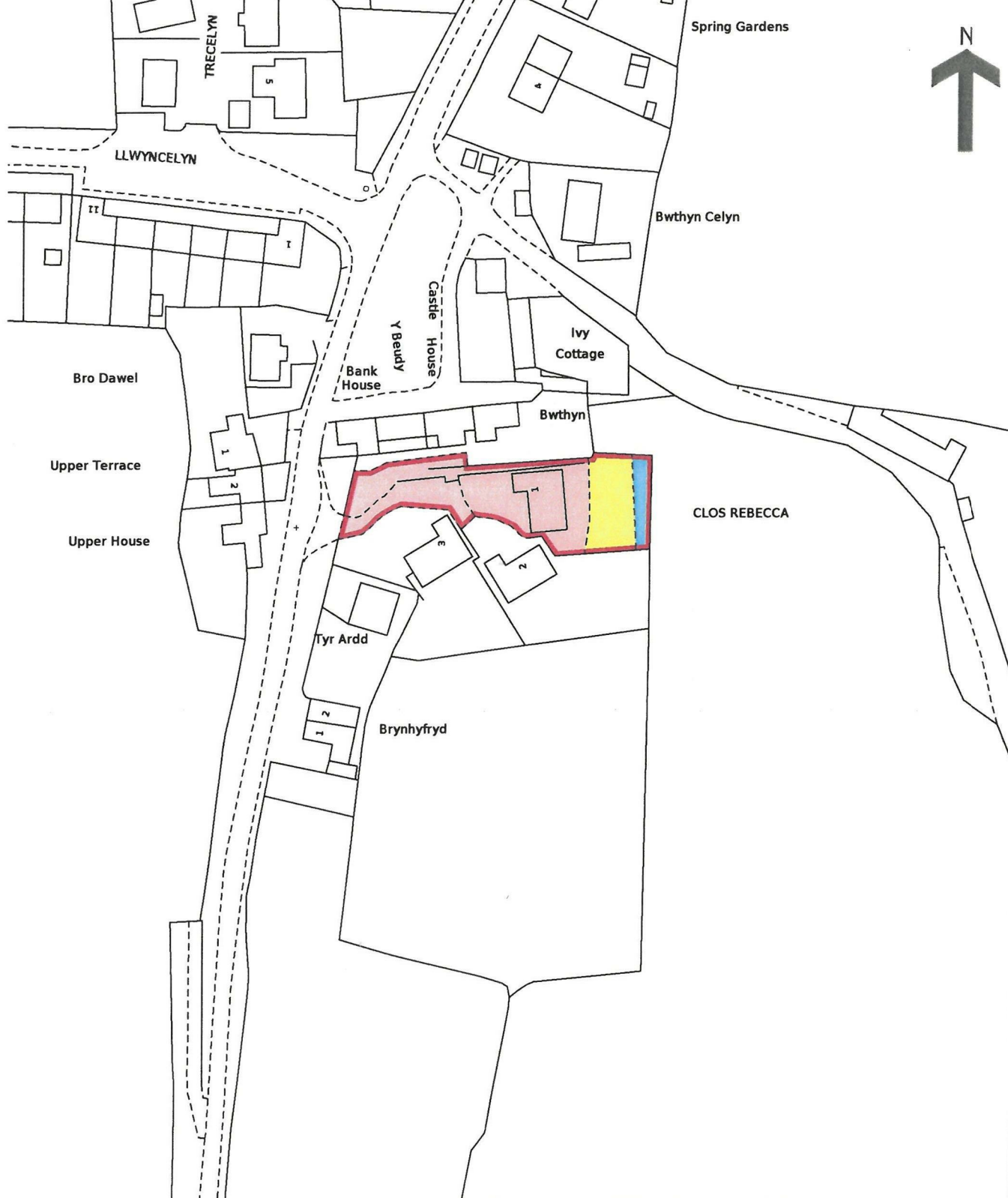
Remarks

1 Clos Rebecca is a deceptively spacious Detached modern 2 storey Dwelling House which stands in this popular hamlet some 5 miles or so south of Fishguard and 12 miles or so north of the County and Market Town of Haverfordwest. The Property was built approximately 25 years ago and is now in need of some modernisation,

updating and cosmetic improvement although it benefits from Oil Central Heating, uPVC Double Glazing and both Wall and Loft Insulation. In addition, it has a good sized Garden together with a spacious Integral Garage and ample Vehicle Parking and Turning Space. It is ideally suited as a family or early retirement home and is offered 'For Sale' with a realistic Price Guide. Early inspection is strongly advised.



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1 Clos Rebecca,
Castlemorris, Haverfordwest, Pembrokeshire.

Plan Not to Scale.

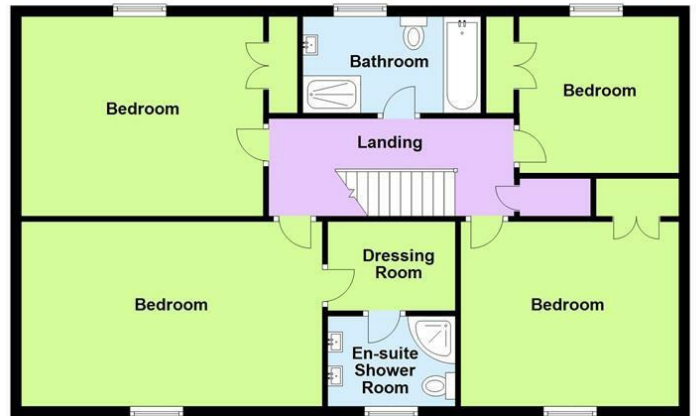
Plan for Identification Purposes only.

Floor Plan

Ground Floor

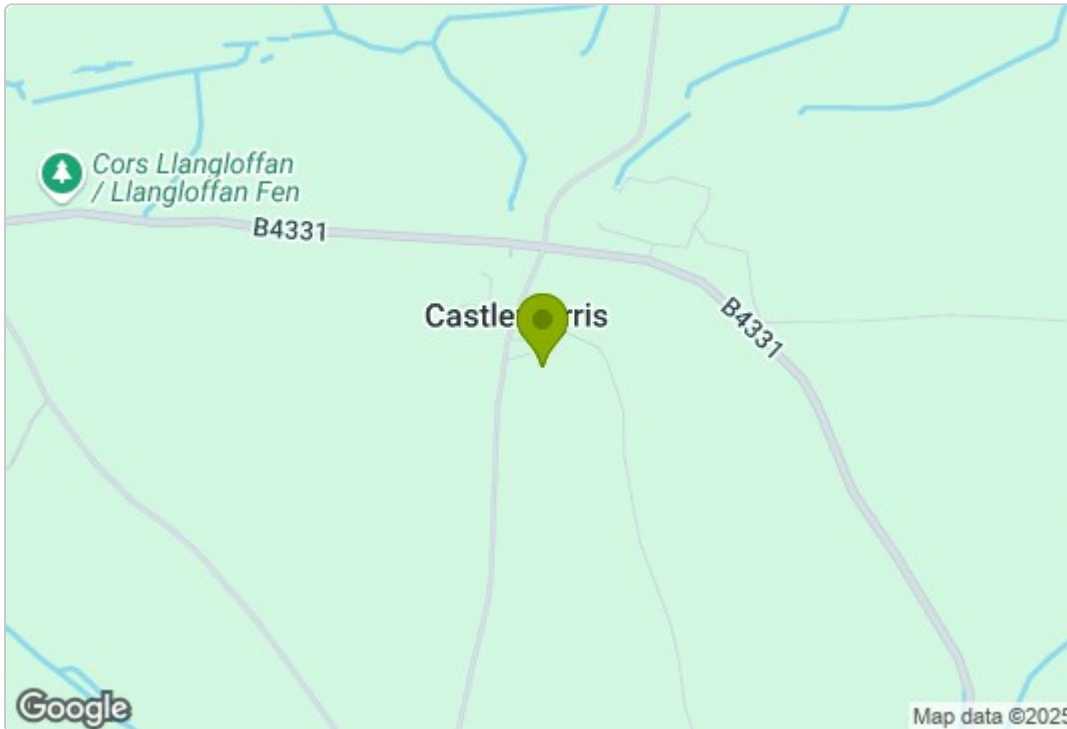


First Floor

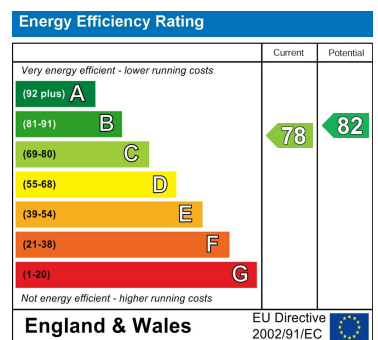


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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