



Glanaber, Penslade, Fishguard, Pembrokeshire, SA65 9PA

Price Guide £360,000

- * An attractive Detached 2 storey (1930's) brick built Dwelling House.
- * Comfortable Porch, Hall, Cloakroom, 3 Reception Rooms, Kitchen, Conservatory, 3 Bedrooms, Bathroom, Shower Room and Separate WC accommodation.
- * All Mains Services. Gas Central Heating. uPVC Double Glazing. Loft Insulation.
- * Reasonable sized easily maintained Gardens with Lawned areas, a Paved Patio and Flowering Shrubs.
- * Garage and Off Road Vehicle Parking as well as a Store Shed and Outside WC.
- * Ideally suited for Family or Retirement purposes.
- * Delightful views to Lower Fishguard Harbour as well as Coastal Sea views to Dinas Head and rural views to Dinas Mountain.
- * Convenient location within 200 yards or so of the Shops at West Street.
- * Early inspection strongly advised. EPC Rating D.

SITUATION

Fishguard is a popular Market Town which stands on the North Pembrokeshire Coastline some 15 miles or so north of the County and Market Town of Haverfordwest.

Fishguard 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, a Post Office, Repair Garages, a Petrol Filling Station/Store, Art Galleries, a Cinema/Theatre, Supermarkets, a Library and a Leisure Centre.

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

The Pembrokeshire Coastline at The Parrog is within a mile or so of the Property 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 and Porthgain.

The County and Market Town of Haverfordwest is within easy car driving distance 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 Post Office, Library, Supermarkets, Petrol Filling Stations, 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 Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Penslade is a popular Residential area which runs in an easterly direction off West Street. Glanaber stands within 200 yards or so of the Shops at West Street and is within 350 yards of Fishguard Town Shopping Centre and Market Square.

DIRECTIONS

By Foot from the Offices of Messrs J. J. Morris, turn left and some 50 yards or so further on take the second turning on the right into Penslade. Continue on this road for 250 yards or so and turn left into Sladeway and Glanaber is the Property immediately on your right.

Alternatively by Car from the Offices of Messrs J. J. Morris turn left and continue in the direction of Goodwick for 120 yards or so and take the first turning on the right just past

the Zebra Crossing into Brodog Lane. Proceed on this road for a 150 yards or so and follow the road to the right into Sladeway. Continue on this road for 200 yards or so and Glanaber is the last Property on the left (before turning right into Penslade).

DESCRIPTION

Glanaber comprises a Detached 2 storey Dwelling House of cavity brick construction with part brick faced and mainly rendered and whitened roughcast elevations under a pitched slate roof. Accommodation is as follows:-

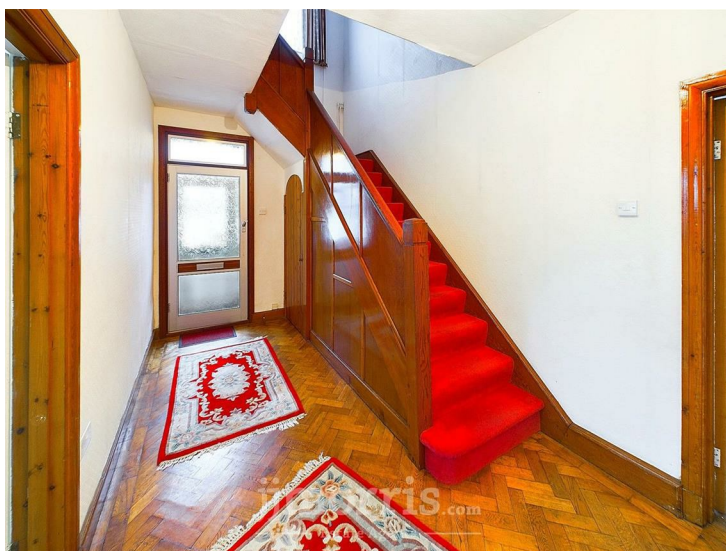
uPVC Double Glazed Entrance Door to:-

Storm Porch

5'6" x 3'3" (1.68m x 0.99m)

With ceiling light and an aluminium double glazed door to:-

Reception Hall



16'0" x 8'2" maximum (4.88m x 2.49m maximum)

With an Oak wood block floor, staircase to First Floor, radiator, telephone point, 2 power points, ceiling light, mains smoke detector and doors to Sitting Room, Dining Room, Living Room and:-

Understairs Cloakroom



6'0" x 3'0" approx (1.83m x 0.91m approx)

With an Oak wood block floor, white suite of Wash Hand Basin and WC, tile splashback, towel rail, soap dish, shelf, ceiling light, extractor fan and a stained glass Porthole window.

Sitting Room



13'5" x 12'2" (4.09m x 3.71m)

(maximum to include bay) With fitted carpet, double panelled radiator, uPVC double glazed Bay window (affording views to Lower Town and Dinas Mountain), blocked off fireplace with a Marble hearth and gas fire point, ceiling light and 6 power points.

Dining Room



17'5" x 12'4" (5.31m x 3.76m)

('L' shaped maximum) With fitted carpet, uPVC double glazed window (affording views to Lower Town Harbour and Dinas Mountain), double panelled radiator, TV point, wiring for Satellite TV, coved ceiling, ceiling light, double and single panelled radiators, 8 power points and serving hatch to Kitchen.

Living Room



16'0" x 11'10" (4.88m x 3.61m)

('L' shaped maximum) With pine floorboards, 2 uPVC double glazed windows, 2 double panelled radiators, ceiling light, picture rail, telephone point, 6 power points, built in cupboard with 2 power points and door to:-

Kitchen



15'8" x 12'0" (4.78m x 3.66m)
('L' shaped maximum) With ceramic tile floor, 3 uPVC double glazed windows, Vaillant wall mounted Gas Boiler (heating domestic hot water and firing central heating), double panelled radiator, range of Oak fitted floor and wall cupboards, inset single drainer 2 bowl stainless steel sink unit with mixer tap, plumbing for washing machine, 2 ceiling lights, extractor fan, gas meter, cooker box, 15 power points, cooker recess, part tile surround, towel rail, electricity meter and consumer unit and a half glazed door to:-

Conservatory



9'6" x 8'1" (2.90m x 2.46m)
Being uPVC double glazed with door to Rear Garden, ceramic tile floor, wall light and 2 power points.

A staircase from the Hall gives access to a:-

Half Landing

3'3" x 2'9" (0.99m x 0.84m)
With fitted carpet and stair to:-

First Floor

Landing



8'7" x 3'0" plus 17'3" x 5'4" maximum (2.62m x 0.91m plus 5.26m x 1.63m maximum)
With fitted carpet, uPVC double glazed window, mains smoke detector, ceiling light and access to an Insulated Loft.

Bedroom 1 (Front)



13'10" x 12'3" (4.22m x 3.73m)
(maximum measurement to include Bay) With pine floorboards, double panelled radiator, uPVC double glazed Bay window (affording views to Lower Town Harbour, Dinas Mountain and Sea Views to Dinas Head), ceiling light, TV point, telephone point and 6 power points.

Bedroom 2 (Front)



14'3" x 12'4" (4.34m x 3.76m)

With fitted carpet, uPVC double glazed window (affording views to Lower Town Harbour, Dinas Mountain and Sea Views to Dinas Head), ceiling light, radiator, TV point and 7 power points.

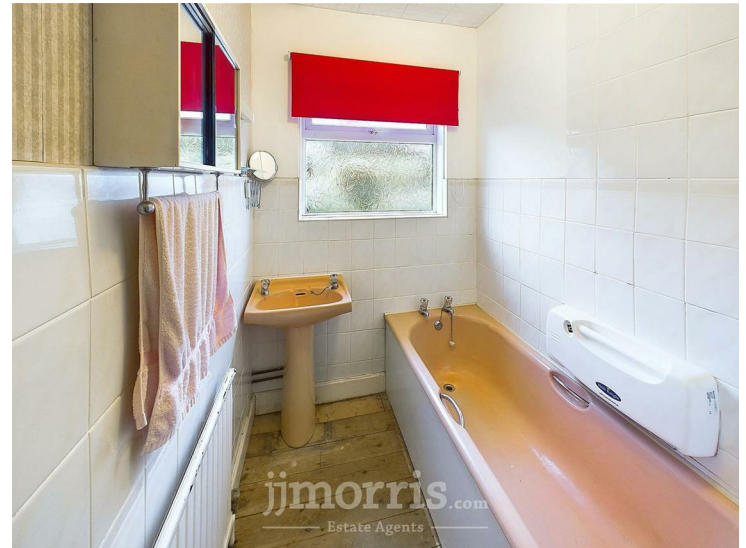
Bedroom 3 (Rear)



12'5" x 11'4" (3.78m x 3.45m)

With fitted carpet, radiator, uPVC double glazed window, ceiling light and 6 power points.

Bathroom



8'3" x 5'4" (2.51m x 1.63m)

With pine floorboards, uPVC double glazed window with roller blind, suite of panelled Bath and Wash Hand Basin, half tiled walls, radiator, shaver light/point, shaving mirror, glass shelf, extractor fan, mirror fronted bathroom cabinet, towel rail and an Airing Cupboard with radiator and shelves.

Shower Room



6'8" x 6'3" (2.03m x 1.91m)

With vinyl floor covering, suite of Wash Hand Basin in vanity surround, WC and a glazed and tiled Shower Cubicle with a Triton T80Z electric shower, half tiled walls, uPVC double glazed window with roller blind, Manrose extractor fan, shaver light/point, radiator and a ceiling light.

Separate WC



4'3" x 3'1" (1.30m x 0.94m)

With vinyl floor covering, uPVC double glazed window, ceiling light and a WC.

Externally

The Property stands in reasonable sized, easily maintained Gardens with a Flower and Shrub Border to the fore. A Concrete Path surround gives access to a rear Paved Patio and a small Lawned Garden with Flowering Shrubs. Double wooden doors off Sladeway lead into a concrete hardstanding which allows for Off Road Vehicle Parking Space and gives access to a:-

Garage



18'0" x 12'9" (5.49m x 3.89m)

Of concrete block construction with a flat felt roof. It has a metal up and over door, strip light, window and 2 power points.

In addition, there is a:-

Store Shed

4'11" x 3'8" (1.50m x 1.12m)

Of brick construction with a lean to slate roof and 2 power points. Adjoining is a:-

Outside WC

4'8" x 2'8" (1.42m x 0.81m)

Of brick construction with lean-to slate roof.

Outside Water Tap.

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

SERVICES

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Wiring for Satellite TV.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

Glanaber is a spacious Detached 2 storey (1930's) Dwelling House which stands in one of Fishguard's most popular residential areas from where views of Lower Fishguard Harbour, Coastal Sea views over Fishguard Bay to Dinas Head and Rural views to Dinas Mountain can be enjoyed. The Property is in need of some modernisation and updating, although it has the benefit of Gas Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has a Garage and Off Road Vehicle Parking Space as well as easily maintained front and rear Gardens with Flower and Shrub Borders, a Paved Patio and a Lawned Garden. It is ideally suited for Family or Retirement purposes and early inspection is strongly advised. Realistic Price Guide.



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Metres
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**Glanaber,
Penslade, Fishguard, Pembrokeshire**

Plan Not to Scale.

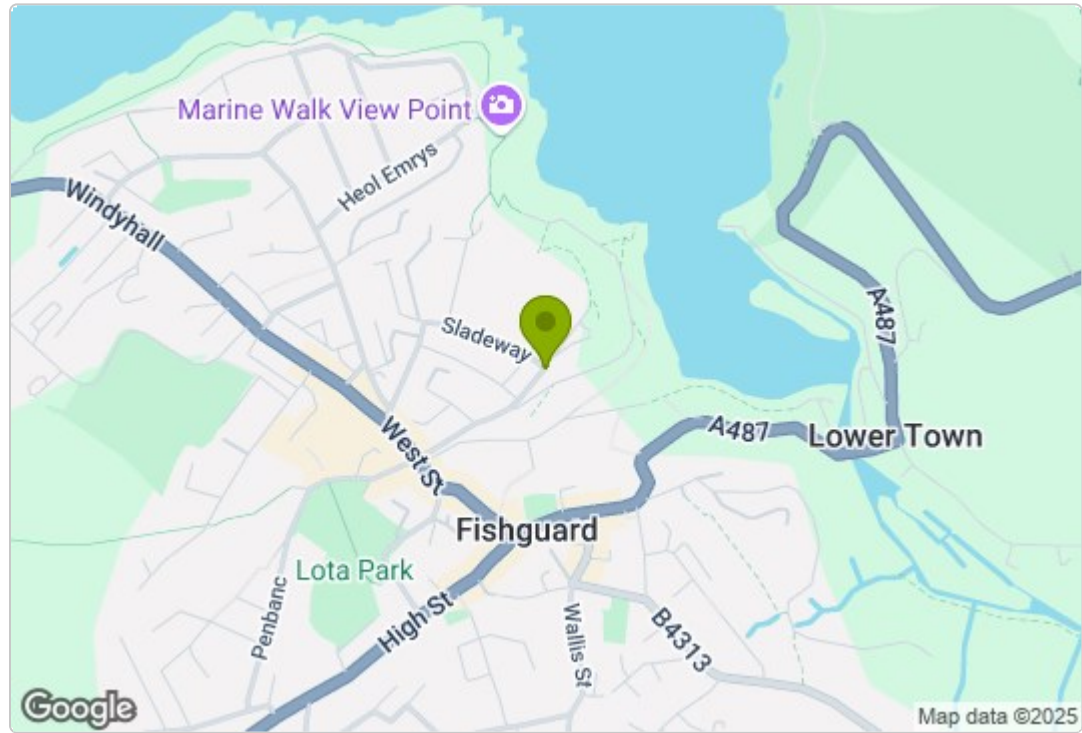
Plan for Identification Purposes Only

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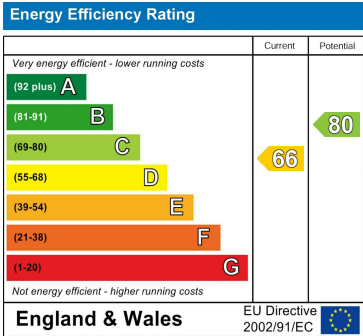
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - F

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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