



**Maes-y-Ffynnon, Penygroes, Croesgoch, Haverfordwest, Pembrokeshire, SA62 5JN**

**Price Guide £395,000**

- \*A conveniently positioned 5 ½ Acre Residential Holding.
- \*A Deceptively spacious Detached 2 storey Dormer Bungalow Residence.
- \*Comfortable Sitting/Dining, Kitchen/Breakfast, 3 Bedroom and 3 Bath/Wet/Shower Room accommodation.
- \*Oil fired Central Heating to Ground Floor, uPVC Double Glazing and Roof/Loft Insulation.
- \*Spacious Detached Garage/Workshop 22'6" x 14'0" together with ample Vehicle Parking and Turning Space.
- \*Good sized Lawned Gardens with Flowering Shrubs, Fruit Trees and a Well.
- \*Adjoining 5.35 Acres Pasture Enclosure with field gate access onto the Penygroes to Llanon Council Road.
- \*Ideally suited for Family, Early Retirement or as a Bed and Breakfast/Air BnB. Realistically Priced. Early inspection advised.
- N.B The Bungalow, Garage and Garden can be purchased without the Field - P.O.A.



## Situation

Penygroes is a small hamlet which is situated between the village of Croesgoch (1 mile south west) and the hamlet of Square and Compass (half a mile north east).

Croesgoch being close by has the benefit of a Primary School, Chapel, Public House/Post Office, a Repair Garage, Hair/Beauty Salon, Art Gallery and an Agricultural Store.

The hamlet of Square and Compass is within a short walk and has the benefit of a Public House and a Petrol Filling Station/Mini Market/Store.

The Cathedral City of St Davids is some 6 miles or so south west and has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, a Bank, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Supermarket and a Petrol Filling Station/Hotel/Store.

The Pembrokeshire Coastline at Aberfelin is within 2 miles or so by road and also close by are the other well known sandy beaches and coves at Abercastle, Abermawr, Aberbach, The Parrog, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

The County and Market Town of Haverfordwest is some 15 miles or so south east 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, a Post Office, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Library, Supermarkets, a Leisure Centre, Petrol Filling Stations, a Further Education College, The County Council Offices and The County Hospital at Withybush.

The other well known Market Town of Fishguard is within easy car driving distance and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities. Fishguard Harbour is renowned as a Ferry Terminal for Southern Ireland.

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.

Penygroes is a small hamlet which fronts onto the Main A487 Fishguard to St Davids Road and is some 7 miles or so south west of the Market Town and Ferry Port of Fishguard and 6 miles north east of the Cathedral City of St Davids.

## Directions

From Fishguard, take the Main A487 Road south west for some 7 miles passing through the hamlet of Square & Compass and a third of a mile or so further on, take the

second turning on the right hand side of the road and Maes-y-Ffynnon is the first Property on your left. A "For Sale" Board is erected adjacent to the Fishguard to St Davids road boundary.

## Description

Maes-y-Ffynnon comprises a Detached 2 storey Dormer Bungalow residence of cavity concrete block construction with rendered and whitened roughcast elevation under a pitched concrete tile roof. Accommodation is as follows:-

### uPVC Double Glazed Entrance Door to:-

#### Porch



6'0" x 4'6" (1.83m x 1.37m )

With ceramic tile floor, uPVC double glazed windows, wall light and an Aluminium double glazed door to:-

#### Hall



11'0" x 8'2" maximum (3.35m x 2.49m maximum )

With a terrazzo tile floor, double panelled radiator, 1 power points, telephone point, built in Cloaks Cupboard with shelves, mains smoke detector, Honeywell central heating timeswitch and doors to Bedrooms, Bathroom, Kitchen/Breakfast Room and:-

### Sitting/Dining Room



21'0" x 13'2" (6.40m x 4.01m )

With fitted carpet, Mahogany/Hardwood open tread staircase to First Floor, 2 uPVC double glazed windows, 3 wall lights, 2 double panelled radiators, TV point, 5 power points and a glazed door to:-

### Side Entrance Porch/Sun Room



7'9" x 5'2" (2.36m x 1.57m )

Being uPVC double glazed, vinyl floor covering, ceiling light and a uPVC double glazed door to side garden.

### Kitchen/Breakfast Room



13'8" x 8'1" (4.17m x 2.46m )

With a terrazzo tile floor, range of fitted floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, part tile surround, built in Zanussi electric Single Oven/Grill, 4 ring Induction Hob, Bosch Cooker Hood (externally vented), double panelled radiator, cooker box, 9 power points, appliance points, 2 uPVC double glazed windows with wooden blinds, LED strip light and a mains smoke detector.

### Bathroom



8'2" x 8'0" (2.49m x 2.44m )

With a ceramic tile floor, half tiled walls, 2 uPVC double glazed windows with wooden blinds, white suite of panelled Bath, Wash Hand Basin in a vanity surround and WC, Mira Advance electric shower over bath, glass shower screen, extractor fan, ceiling light, chrome heated towel rail/radiator, shaver light/point, wall mirror and a toilet roll holder.

### Bedroom 1



13'2" x 12'0" (4.01m x 3.66m )

With fitted carpet, 2 uPVC double glazed windows, double panelled radiator, ceiling light, fitted wardrobes, TV point, telephone point and 5 power points.

### First Floor

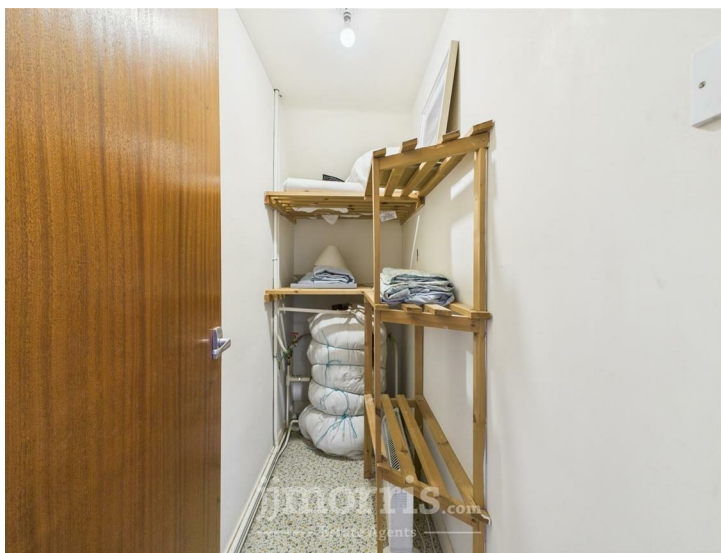
#### Landing



6'8" x 3'8" (2.03m x 1.12m )

With fitted carpet, mains smoke detector and a ceiling light.

### Walk in Airing Cupboard



7'6" x 3'0" (2.29m x 0.91m )

With a lagged copper hot water cylinder and immersion heater, fitted shelves, ceiling light and access to an Insulated Loft.



## Bedroom 2



14'7" x 12'0" (4.45m x 3.66m )

With fitted carpet, ceiling light, 4 power points, uPVC double glazed window, access to undereaves storage space and door to:-

## En Suite Shower Room



6'0" x 5'5" (1.83m x 1.65m )

With a wood effect laminate tile floor, suite of Wash Hand Basin in a vanity surround, WC and a glazed and tiled Shower Cubicle with a Triton T80Z electric shower, ceiling light, extractor fan, wall mirror, shaver light/point, ceiling light, tile splashback, towel rail, towel ring and a toilet roll holder.

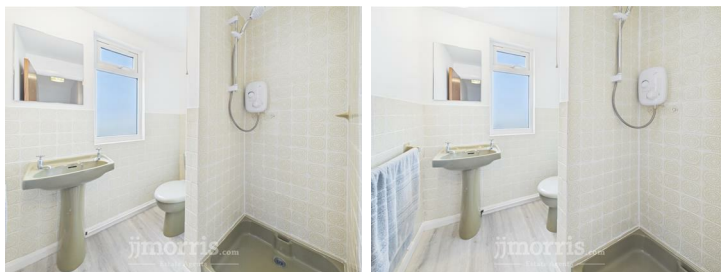
## Bedroom 3



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

With fitted carpet, uPVC double glazed window, 4 power points, double panelled radiator and access to undereaves storage space.

## Shower Room



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

With a wood effect laminate tiled floor, uPVC double glazed window, Avocado suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Mira Event electric shower, toilet roll holder, towel rail, wall mirror, half tiled walls and a ceiling light.

## Externally



The Property stands in good sized Gardens and Grounds which include Lawned areas to three sides of the Property together with a Well and Apple Trees at the rear. To the side of the Property is a tarmacadamed hardstanding which allows for Off Road Vehicle Parking and Turning Space and gives access to a:-

## Detached Garage



22'6" x 14'0" approx (6.86m x 4.27m approx)

Of concrete block construction with a pitched concrete tile roof. It has an electrically operated roller door, electric light, 2 power points, 2 single glazed windows to Greenhouse, Oil Boiler (heating domestic hot water and firing central heating) and a 600 gallon Oil Tank.

Adjoining the Garage is a:-

Adjacent to the tarmacadamed hardstanding and on the northern boundary is an enclosed former Vegetable Garden (now a Lawned Garden) which is accessed off the council road via a pedestrian gate opening.

Adjoining the Property is a 5.35 Acre Pasture Enclosure which can be accessed via a farm gate within a 100 yards or so of the Bungalow at or around point 'A' on the Plan. The boundaries of the entire Property are edged in red on the attached Plan to the Scale of 1/2500.

N.B. The Plan attached is from an Extract of a 1972 OS Plan which does not show the adjoining Bungalow and some adjacent properties although the boundaries of Maes-y-Ffynnon are considered to be correct.

### Services

Mains Water and Electricity are connected. Drainage to a Septic Tank. Oil Central Heating, uPVC Double Glazing. Loft/Roof Insulation. Telephone, subject to British Telecom Regulations.

### Tenure

Freehold with Vacant Possession upon Completion.

### Clawback

In the event of Planning Consent being granted (for Residential or Commercial purposes) or deemed to be granted on Pt OS No 0080, then the vendor will clawback a percentage of the increase in value, over and above the purchase price of the field.

N.B. (The percentage and length of the Clawback term is to be agreed between the vendors and the purchaser)

### Remarks

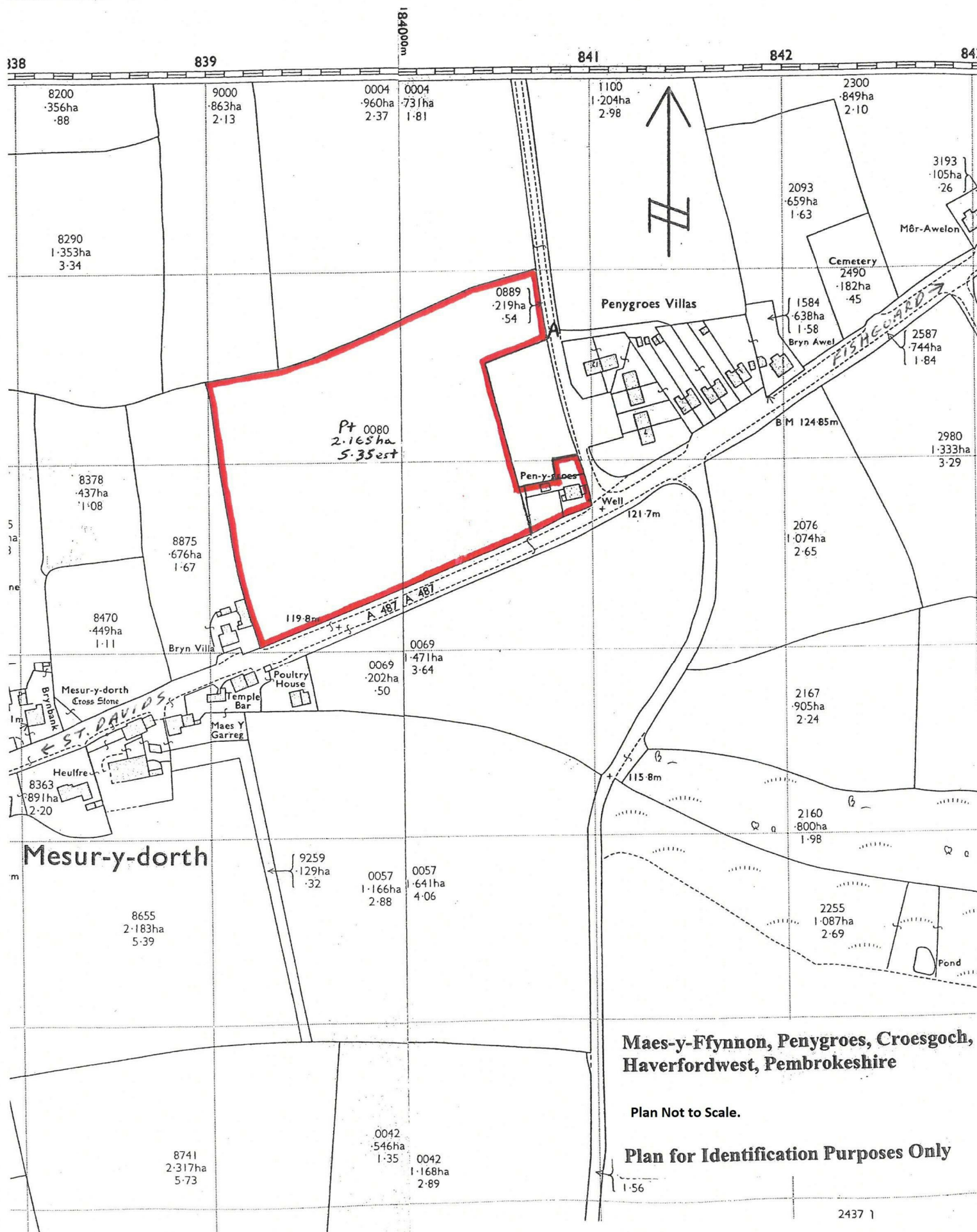
Maes-y-Ffynnon is a conveniently situated 5 ½ Acres Residential Holding which includes a comfortable Detached 2 storey Dormer Bungalow residence with good sized Lawned Gardens as well as an adjoining 5.35 Acre Pasture Enclosure. The Bungalow has recently been modernised and refurbished which includes a newly fitted Kitchen, new Bathroom Suite and Tiles, new uPVC Double Glazed Windows and new Electrics with an Installation Certificate. It is in good decorative order benefitting from Oil fired Central Heating, uPVC Double Glazing and Roof/Loft Insulation. In addition, it has Off Road Vehicle Parking as well as a good sized Garage and easily maintained Lawned Gardens. Residential Holdings of this nature are few and far between and early inspection is strongly advised. Realistic Price Guide.

N.B. The vendors would consider a sale of the Bungalow, Garage and Gardens (excluding the 5.35 Acre field).



# PLAN SM82: NATIONAL GRID PLANS

Scale 1:2500

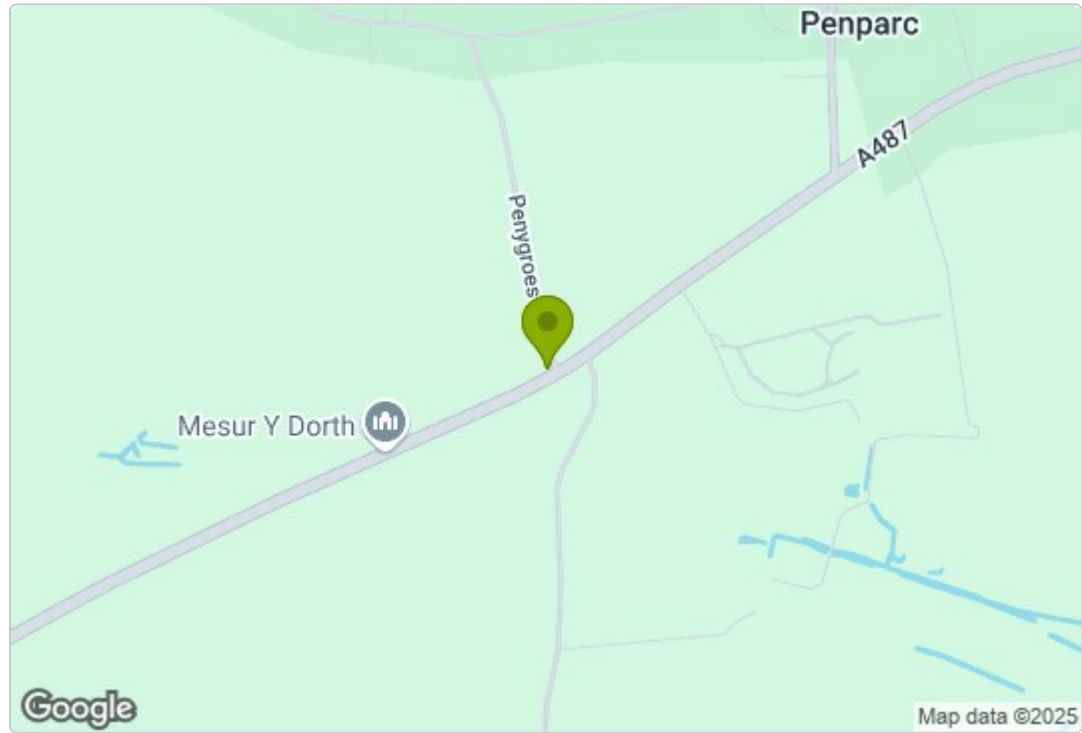




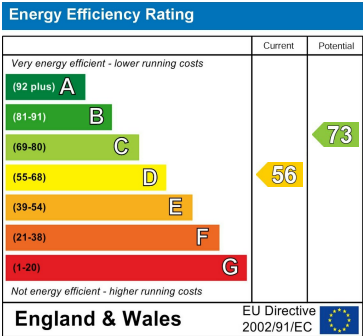
Floor Plan



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.