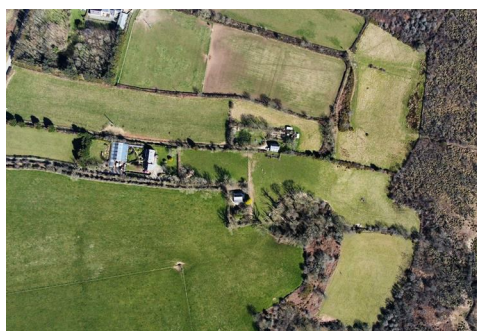




Ddolgw, Cefn Road, Dwrbach, Fishguard, Pembrokeshire, SA65 9QT

Price Guide £289,950

- * Requiring modernisation and updating, a privately located Detached 2 storey Dwelling House.
 - * Comfortable Hall, 2 Reception, Kitchen, Utility, 2 Bedrooms and 2 Bath/Wet Room accommodation.
 - * Oil Central Heating. uPVC Double Glazing. Loft Insulation.
 - * Good sized Gardens with Lawned areas, a Patio, Mature Trees, Flowering Shrubs and Hydrangeas.
 - * Garage and ample Vehicle Parking and Turning Space.
 - * Private location within 275 yards of Cefn Road i.e. Scleddau to Fishguard Road.
 - * Ideally suited for a Family or for Retirement purposes. Early inspection strongly advised. Realistic Price Guide.
- EPC Rating E

SITUATION

Ddolgwm stands in its own good sized gardens in a delightful rural location and is within three quarters of a mile or so of the village of Scleddau.

Scleddau being close by has the benefit of a Public House, former Chapel, Trailer Centre and a Community/Young Farmers Hall at Jordanston (within a mile of the village).

The well known Market Town of Fishguard is within 2 ½ miles or so of the Property 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, Post Office, a Library, Supermarkets, a Cinema/Theatre and a Leisure Centre.

The North Pembrokeshire Coastline at The Parrog, Goodwick is within 3 miles or so and also close by are the other well known sandy beaches and coves at Pwllgaelod, Cwm yr Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereddy and Whitesands Bay.

The County and Market Town of Haverfordwest is some 14 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Comprehensive and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Library, Post Office, Petrol Filling Stations, a Leisure Centre, Supermarkets, a Further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Scleddau to Haverfordwest and Carmarthen and the M4 motorway 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.

Cefn Road is a Council Maintained Road which links Scleddau with Fishguard.

Ddolgwm is accessed over a 275 yard hardsurfaced track off Cefn Road and is within Three Quarters of a Mile or so of the village of Scleddau.

DIRECTIONS

From Fishguard, take the Main A40 road south for some 2 miles and in the village of Scleddau, take the turning on the left at the crossroads (opposite The Gate Inn) into Cefn road and in the direction of Fishguard. Continue on this road for half a mile or so and the Access Lane leading to Ddolgwm is situated on the right. A 275 yard hardsurfaced track leads down to the Property.

Alternatively from Haverfordwest, take the Main A40 Road north for some 13 miles and in the village of Scleddau, take the turning on the right at the crossroads into Cefn Road and towards Fishguard. Continue on this road for half a mile or so passing a lane on the left and a few hundred yards further on, take the first track on the right which leads down to Ddolgwm. A 275 yard hardsurfaced track leads down to the Property.

DESCRIPTION

Ddolgwm comprises a Detached 2 storey Dwelling House of solid stone and cavity concrete block/brick construction with rendered and pebble dashed elevations under a pitched composition slate roof. Accommodation is as follows:-

Ground Floor

Stable Door to:-

Porch



8'4" x 4'2" (2.54m x 1.27m)

With 2 uPVC double glazed windows, ceiling light, 1 power point and glazed door to:-

Hall



14'11" x 6'9" (4.55m x 2.08m)
(maximum measurement)

With a laminate wood floor, ceiling light, electricity meter and consumer unit, staircase to First Floor, 2 power points, understairs storage cupboard, coat hooks, glazed door to Conservatory and glazed double doors to:-

Sitting Room



17'2" x 13'5" (5.23m x 4.09m)

With fitted carpet, fireplace with a coal effect electric fire, uPVC double glazed window to front and a uPVC double glazed window to Garden /Boiler Room, ceiling light, Mains Smoke Detector, single panel radiator, telephone point, TV aerial cable, central heating thermostat control and ample power points.

Conservatory



14'6" x 8'3" (4.42m x 2.51m)

Aluminium coated and single glazed with vinyl floor covering, ceiling light and 4 power points

Kitchen



9'6" x 9'0" (2.90m x 2.74m)

With a laminate Wood floor, 3 uPVC double glazed windows with roller blinds (one to Garden/Boiler Room). Double panelled radiator, range of Oak floor and wall cupboards, 2 stainless steel bowls with a mixer tap and a stainless steel drainer, cooker box, 10 power points (2 with USB points), electricity consumer unit, coved and artex ceiling, part tile surround, ceiling light and Stable door to:-

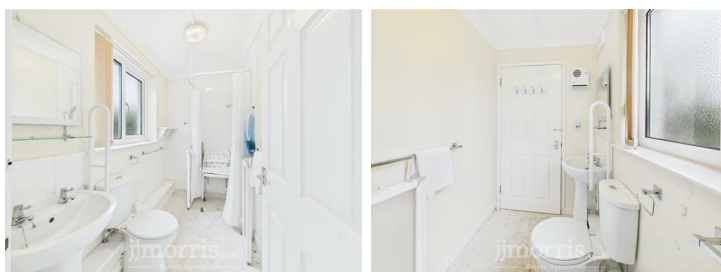
Garden/Boiler Room



9'2" x 8'6" (2.79m x 2.59m)

(plus 8'6" x 3'10") With vinyl floor covering uPVC glazed Patio door to rear paved patio and garden, Worcester Freestanding Oil Boiler (heating and domestic hot water and firing central heating), plumbing for automatic washing machine, 8 power points, cove and artex ceiling , 2 ceiling lights, Lifestyle Central Heating timeswitch and door to Wet Room. N.B. The overall measurement of this room is 17'0" x 9'3" (5.18m x 2.82m 'L' shaped maximum).

Wet Room



8'0" x 4'5" (2.44m x 1.35m)

With non slip vinyl floor covering, uPVC double glazed window with vertical blinds, white suite of WC and Wash Hand Basin, Mira Advanced Electric Shower with low level glazed shower doors and a shower curtain and rail, part tile surround, toothbrush holder, toilet roll holder 2 towel rails, ceiling light, wall mirror, Dimplex wall mounted fan heater and an extractor fan.

A staircase from the Hall gives access to the:-

First Floor

Landing



17'7" x 4'6" (5.36m x 1.37m)

With fitted carpet, 2 uPVC double glazed windows, ceiling light and 1 power point

Bedroom 1



13'1" x 11'3" (3.99m x 3.43m)

With fitted carpet, uPVC double glazed window double panelled radiator, ceiling light, pull switch, TV aerial cable, 2 wall spotlights and 7 power points,

Bedroom 2



11'3" x 10'0" maximum (3.43m x 3.05m maximum)

With fitted carpet, uPVC double glazed window, radiator, ceiling light, pull switch, TV point, telephone point, built in Storage Cupboard and an Airing Cupboard with shelves, 2 power points, cold water tank and a lagged Copper Hot Water Cylinder with an Immersion Heater on timeswitch.

Bathroom



9'0" x 6'0" (2.74m x 1.83m)

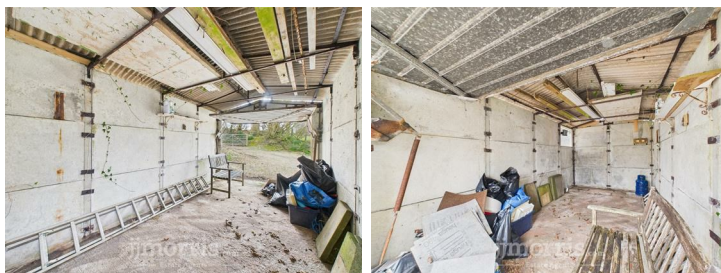
With vinyl floor covering, part tile surround, double panelled radiator, uPVC double glazed window, artex ceiling, ceiling light, white suite of WC, Wash Hand Basin and a pine panelled Bath, Mira Sport electric shower over bath, shower curtain and rail, half tiled walls, shaver point, Dimpex wall mounted fan heater, ceiling light, mirror fronted bathroom cabinet and pine fitments including towel rail, toilet roll holder and a toothbrush holder.

Externally



Directly to the fore of the Property is a hardstanding area which allows for Ample Vehicle Parking and Turning Space and gives access to a:-

Single Garage



16'0" x 8'0" (4.88m x 2.44m)

Of concrete section construction with a corrugated cement fibre roof with metal up and over door.

There is a concrete path surround to the Property and to the rear is a Paved Patio together with a good sized private Lawned Garden with mature trees and flowering shrubs. In addition, there are Flowering Shrubs, Hydrangeas and Mature Trees on the North Eastern and South Western Boundaries. The Gardens and Grounds extend to a Quarter of an Acre or thereabouts and the Access Lane extends to Three Tenths of an Acre. In all the Property has in excess of Half an Acre of Land.

1,100 Litre Oil Tank. Outside Water Tap. 4 Outside Electric Lights (2 sensor lights).

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

SERVICES

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

TENURE

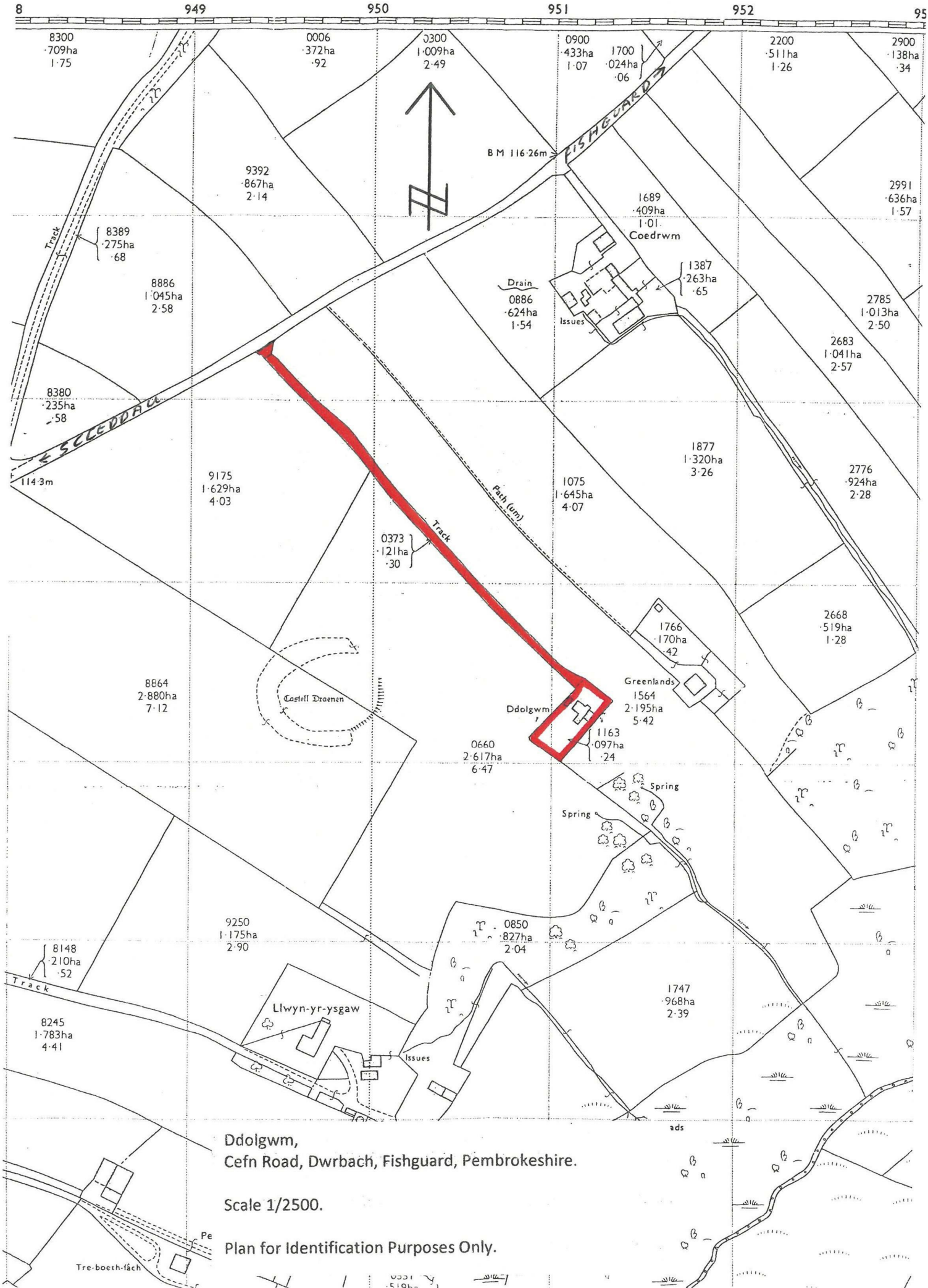
Freehold with Vacant Possession upon Completion.

REMARKS

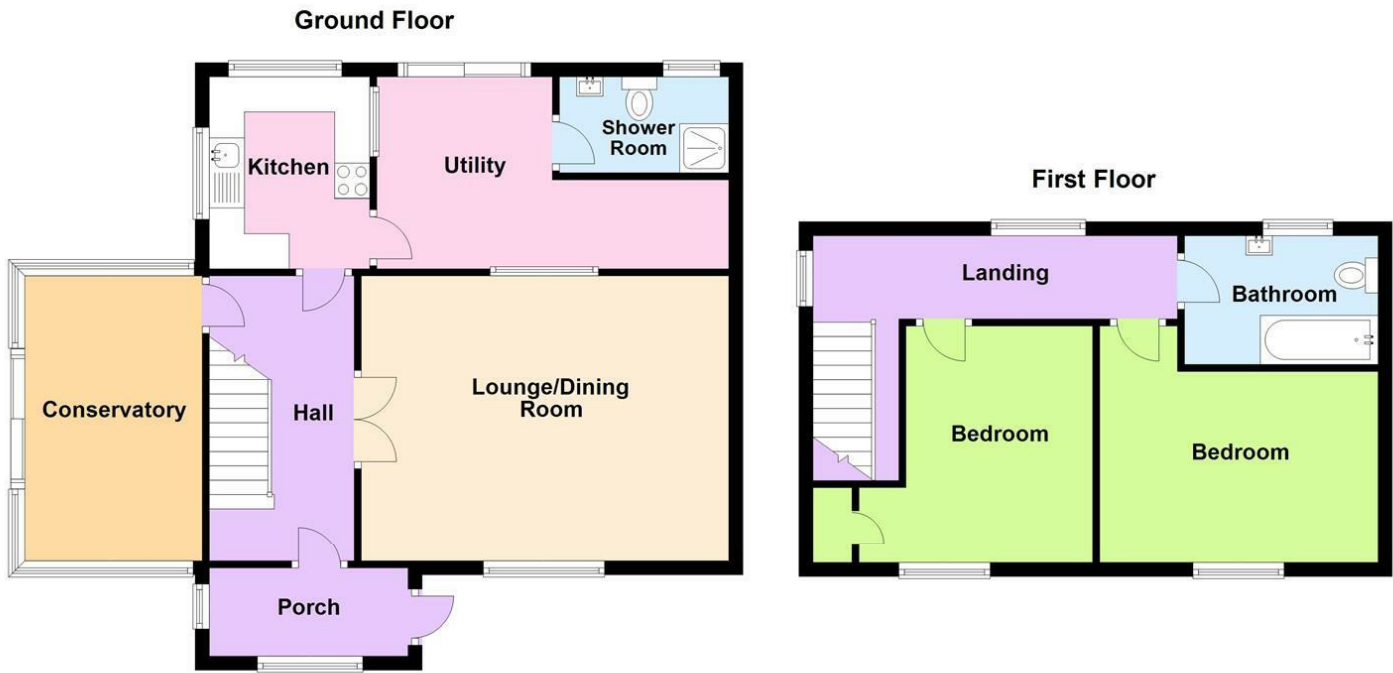
Ddolgwm enjoys a delightful private location within 275 yards or so of the council maintained Cefn Road which links the village of Scleddau with Fishguard. The property stands in its own established Gardens and Grounds which extend to a Quarter of an Acre or thereabouts from where delightful southeast facing rural views can be enjoyed. The

Property benefits from Oil Central Heating, uPVC Double Glazing and Loft Insulation is now indeed of modernisation and updating. It is ideally suited for a Family or for Retirement purposes and It is offered "For Sale" with a realistic Price Guide. Early inspection is strongly advised.

HAVERFORDWEST R D

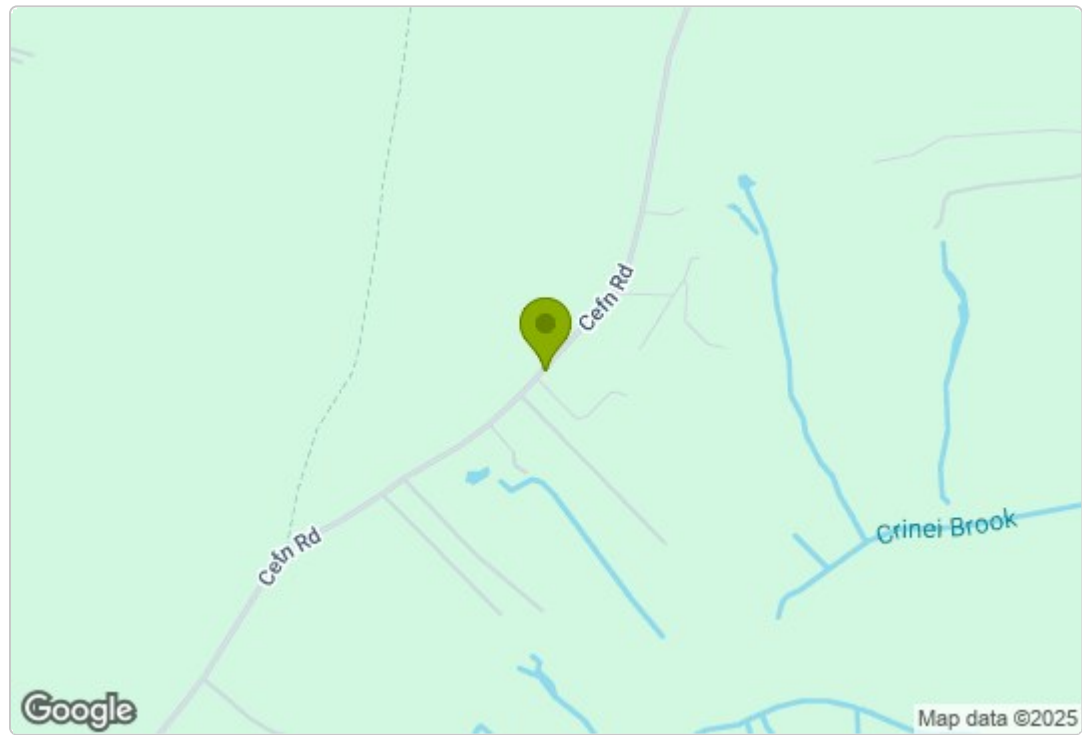


Floor Plan

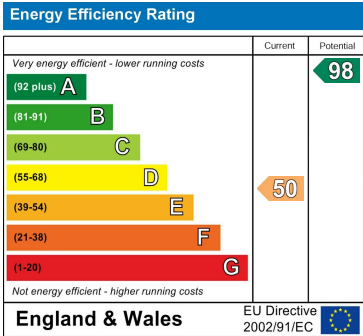


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced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

Area Map



Energy Efficiency Graph



Council Tax Band - D

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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