



24 Cefn Coed, Scleddau, Dwrbach, Fishguard, Pembrokeshire, SA65 9QU

Price Guide £159,500

- *An attractive Modernised Semi Detached 2 storey Ex Local Authority Dwelling House.
- *Comfortable accommodation including Hall, Sitting/Dining Room, Kitchen, Rear Hall, Bathroom and Utility Room on the Ground Floor and a Landing and 3 Bedrooms on the First Floor.
- *uPVC Double Glazed Windows and Doors. Oil Central Heating. Loft Insulation.
- *Lawned Garden to fore with Flowering Shrubs and a good sized enclosed Rear Paved Patio Garden.
- *Ideally suited for First Time Buyers, a Couple, Family or for Retirement purposes.
- *Local Occupancy Restriction applies. Early inspection strongly advised. Realistic Price Guide. EPC Rating D.

SITUATION

Scleddau is a popular growing village which is bisected by the Main A40 Fishguard to Haverfordwest Road and is some 2 miles or so South of the Market Town of Fishguard.

Scleddau has the benefit of a Public House, a former Chapel, Trailer Centre and a Community/ Young Farmers Club Hall at Jordanston which is within three quarters of a mile or so of the village.

Fishguard being close by, 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-Aways, Art Galleries, a Cinema/Theatre, Repair Garages, a Petrol Filling Station/Store, Supermarkets and a Leisure Centre.

The Pembrokeshire Coastline at The Parrog is within 2½ miles or so of the Property and also close by are the other well known sandy beaches and coves at Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Pwllgwaelod, Cwm-yr-Eglwys, Aberfforest, Aber Rhigian, Cwm and Newport Sands.

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 which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take Away's, Supermarkets, a Library, Leisure Centre, a Further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 Road from Scleddau 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.

Cefn Coed is a mixed Private/Local Authority Residential cul-de-sac which stands in a convenient location on the north eastern side of the Main A40 Fishguard to Haverfordwest Road. No. 24 Cefn Coed is situated within a 180 yards or so of the centre of the village at The Gate Inn and the Main A40 Fishguard to Haverfordwest Road.

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 onto Cefn Road. Continue on this road for 80 yards or so and take the first turning on the left into Cefn Coed. Proceed on this road for a 100 yards or so and 24 Cefn Coed is situated on the left hand side of the road. A "For Sale" Board is erected on site.

Alternatively from Haverfordwest, take the Main A40 Road

north for some 12 miles and in the village of Scleddau, take the turning at the right on the crossroads, onto Cefn Road. Follow directions as above.

DESCRIPTION

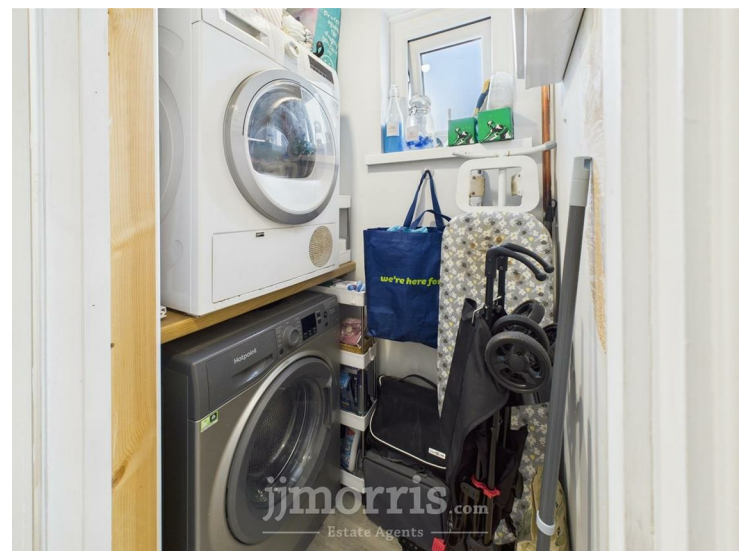
24 Cefn Coed comprises a Semi Detached 2 storey Dwelling House of cavity brick construction with rendered and whitened roughcast elevations under a pitched concrete tile roof. There is a single storey extension to the rear of the Property of brick construction with rendered and whitened roughcast elevations under a flat felted and reinforced and concrete roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:- Hall



15'5" x 6'2" (4.70m x 1.88m)
("L" shaped maximum). With LVT flooring, uPVC double glazed window, coat hooks, 5 downlighters, mains smoke detector, 2 power points, understairs cupboard with electricity meter and a Worcester freestanding Oil Combination Boiler (heating domestic hot water and firing central heating).

Utility Room



4'9" x 3'0" (1.45m x 0.91m)
With LVT flooring, plumbing for automatic washing machine, uPVC double glazed window, electricity consumer unit, ceiling light and 2 power points.

Bathroom



8'2" x 6'7" (2.49m x 2.01m)

With ceramic tile floor, white suite of panelled Bath, Wash Hand Basin and WC, glazed and tiled Shower Cubicle with a thermostatic shower, heated towel rail/radiator, 4 downlighters, half tiled walls, Manrose extractor fan and a uPVC double glazed window.

Sitting/Dining Room



16'0" x 12'0" (4.88m x 3.66m)

(maximum). With LVT flooring, uPVC double glazed window with blinds, TV point, telephone point, mains smoke detector, 10 power points (One with USB points), double panelled radiator and door to:-

Kitchen/Breakfast Room



11'8" x 7'6" (3.56m x 2.29m)

With ceramic tile floor, double panelled radiator, range of floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, 6 downlighters, built in Bosch Single Oven/Grill, 4 ring Ceramic Hob, Cooker Hood, built in AEG Dishwasher, 9 power points (One with USB points), uPVC double glazed window, mains smoke detector, 6 downlighters and door to:-

Rear Hall

6'3" x 2'11" (1.91m x 0.89m)

With coat hooks, uPVC double glazed door to rear Patio Garden and door to:-

Store Shed

6'5" x 3'0" (1.96m x 0.91m)

First Floor

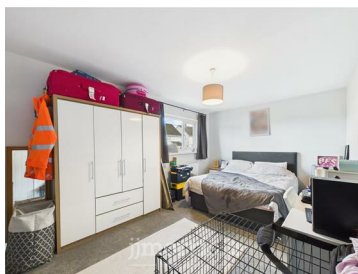
Landing



6'6" x 5'2" (1.98m x 1.57m)

With fitted carpet, uPVC double glazed window with blinds, 5 downlighters, 2 power points, mains smoke detector and access to an Insulated Loft.

Bedroom 1



15'5" x 10'2" (4.70m x 3.10m)

With fitted carpet, uPVC double glazed window with blinds, ceiling light, 8 power points (2 with USB points), double panelled radiator and a built in Cupboard with shelves.

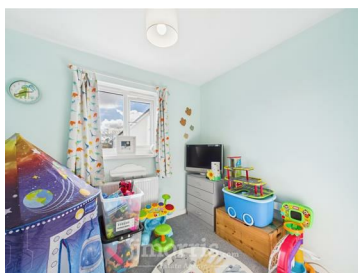
Bedroom 2



13'2" x 9'1" (4.01m x 2.77m)

plus door recess 3'3" x 2'10" (0.99m x 0.86m). With fitted carpet, uPVC double glazed window, ceiling light, double panelled radiator, TV point and 8 power points (2 with USB points).

Bedroom 3



9'3" x 8'5" (2.82m x 2.57m)

With fitted carpet, uPVC double glazed window, ceiling

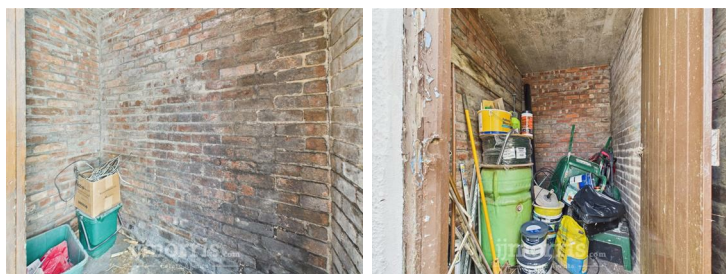
light, double panelled radiator, TV point and 4 power points.

Externally



There is a Lawned Garden to the fore of the Property bounded by a brick wall with Flowering Shrubs, Hydrangeas and a Concreted Path/Patio which leads to the rear Garden. Directly to the rear of the Dwelling House is a Concreted Patio together with a:-

Store/Tool Shed



6'5" x 4'10" (1.96m x 1.47m)

Of brick construction with rendered and roughcast elevations under a reinforced concrete and felted roof.

Beyond the Concrete Patio at the rear is a large enclosed Paved Patio with a Flower and Shrub Border with Hydrangeas and Roses. The rear Patio Garden is bounded by a high concrete block wall. 1,100 Litre Bunded Oil Tank.

2 Outside Electric Lights (One Sensor Light) and an Outside Water Tap.

The boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500. NB The Plan attached is from an extract of a 1970's OS Plan. The land to the north west of the Property has now been developed.

SERVICES

Mains Water, Electricity and Drainage are connected. uPVC Double Glazed Windows and Doors. Oil fired Central Heating. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

RESTRICTIONS

The Property carries an Occupancy Restriction limiting the Sale of the Property to parties who have resided in the Old County of Dyfed i.e. Pembrokeshire, Cardiganshire or Carmarthenshire for at least 3 or more years.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

24 Cefn Coed is a spacious well appointed Semi Detached 2 storey Ex-Local Authority Dwelling House which stands in this popular village some 2 miles or so south of the Market Town of Fishguard. The Property has recently been modernised and refurbished to a high standard and is ideally suited for First Time Buyers, a Family or for Retirement purposes. It has the benefit of Oil fired Central Heating. uPVC Double Glazing and Loft Insulation. In addition, it has a Lawned Garden to the fore with Flowering Shrubs together with a Concreted Path and Patio to the side and at the rear it a good sized enclosed Paved Patio with a Flower and Shrub Border. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.



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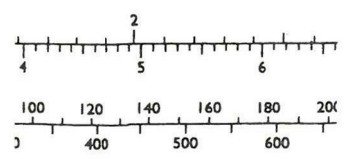
ON DATA

Levelled.....1953,54,70
BoundariesMay 1973

cally reduced)

24 Cefn Coed, Scleddau, Dwrbach, Fishguard, Pembrokeshire

Scale 1/2500
Plan for Identification Purposes Only



- B P Boundary Post
- B S Boundary Stone
- C Crane
- C.H. Club House

- L G Loading Gauge
- L Ho Lighthouse
- L Twr Lighting Tower
- m Metres
- M.W. Main Drain Works

- P.T.P.
- R.H.
- rp
- S.B.
- S.Br.
- S.D.

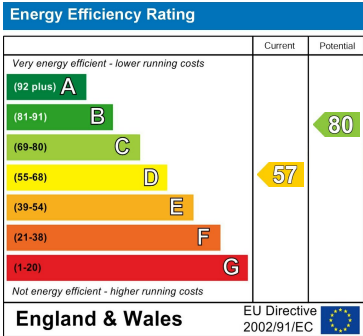
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - B

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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