



Dolhuan, Plas Y Fron, Fishguard, Pembrokeshire, SA65 9LP

Price Guide £385,000

- * An attractive Detached 2 storey 1920's Dwelling House.
- * Comfortable Hall, 3 Reception Rooms, Kitchen, 4 Bedrooms and Bathroom/Ensuite accommodation.
- * Gas Central Heating, partially Double Glazed and an Insulated and Boarded Loft.
- * Large Gardens and Grounds extending to a Third of an Acre or thereabouts which include Lawned Gardens with a wide range of Flowering Shrubs and Mature Trees.
- * Tarmacadamed Drive and Hardstanding allowing for ample Vehicle Parking and Turning Space.
- * Useful range of Outbuildings including Workshops, Lean-to Store Sheds, Greenhouse and a Garden Shed.
- * Ideally suited for Family or for Retirement purposes.
- * It is offered "For Sale" with a very realistic Price Guide and early inspection is 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 Library, Post Office, Art Galleries, a Cinema/Theatre, Petrol Filling Stations, Supermarkets 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, Porthgain Traeth Llyfn, Abereiddy and Whitesands Bay.

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 Comprehensive and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Library, Post Office, Supermarkets, Petrol Filling Stations, a Leisure Centre, Repair Garages, Builders Merchants, a Further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Fishguard 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.

DIRECTIONS

From the office of Messrs JJ Morris at 21 West Street, turn right and bear left (straight on) up to Market Square. Take the first exit on the left into Main Street (passing the Church on your left) and continue on this road for 70 yards or so and take the first turning on the right into Hamilton Street. Continue on this road for a 100 yards or so and take the first turning on the left into Park Street. Proceed on this road for a 100 yards or so and follow the road to the right into Hottipass Street. Continue on this road for a 150 yards or so and proceed into Plas-y-Fron and Dolhaun is situated on the right hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

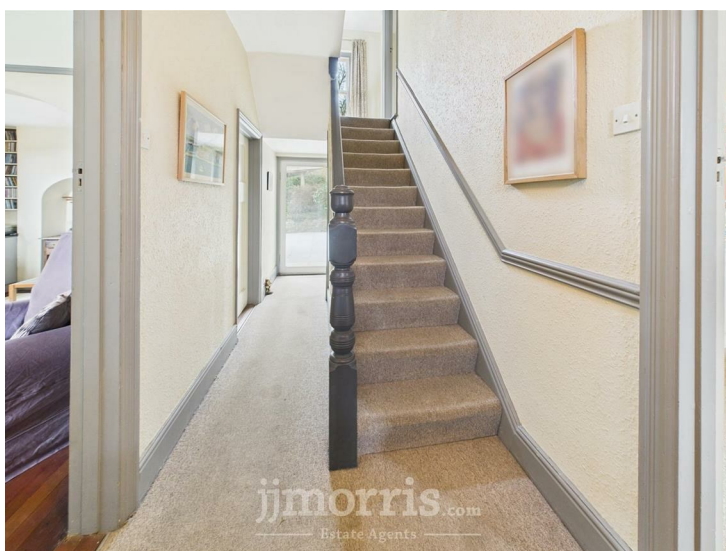
Dolhaun comprises a Detached 2 storey Dwelling House of cavity brick construction with coloured roughcast elevations under a pitched slate roof. There is a single storey extension to the rear of cavity concrete block/brick construction with a flat felt roof. Accommodation is as follows:-

Porch

5'4" x 4'3" (1.64 x 1.30)

With mosaic tile floor, cloak cupboard, coat hooks and a half glazed door to:-

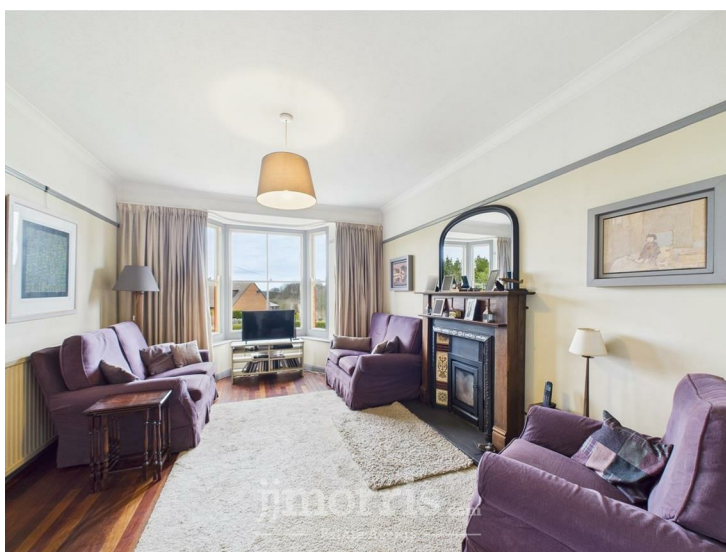
Hall



5'4" x 17'3" (1.63 x 5.26)

With fitted carpet, staircase to First Floor, double panelled radiator, understairs storage cupboards, 2 power points, opening to Rear Hall and doors to Dining Room and:-

Sitting Room



15'3" x 11'4" max (4.66 x 3.47 max)

With a Mahogany wood strip floor, a traditional sash bay window, Cast Iron and Tile fireplace with Oak surround housing a Stovax Woodburning Stove, picture rail, coved ceiling, ceiling light, 3 power points, 2 double panelled radiators and archway to:-

Snug/Study



11'4" x 5'10" (3.47 x 1.79)

With a Mahogany wood strip floor, traditional sash window and an aluminium double glazed window to rear, double panelled radiator, 3 downlighters, power point, alcove with shelves, arched recess and door to Rear Hall.

Dining Room



16'2" x 11'4" (4.94 x 3.46)

With fitted carpet, traditional sash bay window, Cast Iron Fireplace and a painted wood surround housing a coal effect Gas Fire, double panelled radiator, fitted bookshelves along one wall with cupboards below, ceiling light and 8 power points.

Rear Hall

With an Aluminium double glazed door to rear Paved Patio, understairs storage cupboards and door to:-

Kitchen/Breakfast Room



13'5" x 11'4" (4.11 x 3.46)

With a Slate Tile floor, 4 windows (3 uPVC double glazed and 1 Hardwood painted double glazed), range of fitted floor and wall cupboards, inset single drainer 2 bowl Stainless Steel sink unit with mixer tap, plumbing for dishwasher and washing machine, double panelled radiator, built in electric Single Oven/Grill, 4 ring electric Ceramic Hob, Cooker Hood (externally vented), part tile surround, Central Heating Controls, 6 power points and an Ideal E type freestanding Gas Boiler (heating domestic hot water and firing central heating).

A staircase from the Hall gives access to a:-

Three Quarter Landing



With fitted carpet, double glazed window to rear and doors to Bedroom 4 and:-

Bathroom



11'5" x 6'7" (3.50 x 2.03)

With wooden tiled floor, white suite of panelled Bath, Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Mira Vie Electric Shower, chrome heated towel rail/radiator, towel rail, toilet roll holder, part tile surround, traditional sash window, 2 downlighters and access to an Insulated Loft.

Bedroom 4



11'6" x 6'8" (3.51m x 2.03m)

With fitted carpet, traditional sash window, access to an Insulated Loft, wall shelves, radiator and 2 power points.

First Floor

Landing

With fitted carpet, power point, smoke detector (not tested), fitted bookshelves, ceiling light and laddered access to a Boarded and Insulated Loft.

Bedroom 1



16'7" x 11'0" (5.05m x 3.35m)

(maximum measurement). With fitted carpet, fitted wardrobes along one wall, traditional sash bay window (affording Sea views), double panelled radiator, ceiling light, 2 power points and an opening to an:-

En Suite Shower Room



With white suite of WC, Wash Hand Basin, glazed and tiled Shower Cubicle with a Mira Jump Electric Shower, 2 downlighters, towel ring, Xpelair air extractor and a mirror fronted bathroom cabinet with shaver point and light over.

Bedroom 2



16'3" x 10'6" (4.95m x 3.20m)

With fitted carpet, traditional sash bay window (affording Sea views), Wash Hand Basin set in a Mahogany and Slate Washstand, towel rail, ceiling light, picture rail, mirror light with shaver point and 2 power points.

Bedroom 3



9'4" x 7'2" (2.84m x 2.18m)

With fitted carpet, radiator, traditional sash window (affording Sea views), picture rail, ceiling light and 2 power points.

Externally

A double gated entrance off Plas-y-Fron gives access to a tarmacadamed drive and hardstanding which allows for ample vehicle parking and turning space and gives access to a:-

Former Garage

16'2" x 8'2" (4.95m x 2.51m)

(approx). Of concrete section construction with a corrugated iron roof. Adjacent to this building is a:-

Lean-to Store Shed

10'0" x 7'0" (3.05m x 2.13m)

and a:-

Log Store

7'0" x 1'6" (2.13m x 0.46m)
(approx).

There is also a:-

Boat Shed

19'5" x 10'2" (5.92m x 3.10m)

Of timber construction with wooden doors and a box profile roof. Adjacent is a :-

Workshop

11'6" x 9'0" (3.51m x 2.74m)

With power points.

Directly to the fore of the Property is a good sized Lawned Garden with Flowering Shrubs and at the rear is a good sized Paved Patio together with an:-

Outside WC/Utility Shed

5'9" x 5'2" (1.75m x 1.57m)

Of concrete block construction with a felt roof. With power points, a water tap, shelves and coat hooks. There is also a Log Store.

Adjacent to the Paved Patio is a raised Pond and steps leading up to a good sized rear Lawned Garden with Flowering Shrubs and Mature Trees. There is also a:-

Garden Shed

10'0" x 8'0" (3.05m x 2.44m)

Of timber construction and a:-

Greenhouse

10'0" x 6'0" (3.05m x 1.83m)

In all, the Gardens and Grounds extend to a Third of an Acre or thereabouts.

Outside Electric Lights and Outside Water Tap.

The boundaries of Dolhuan (referred to as Brooklyn on the Plan) are edged in red on the attached copy of a 1970's Plan to the Scale of 1/2500.

SERVICES

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Partial Double Glazing. Insulated and Boarded Loft. Telephone, subject to British Telecom Regulations. Broadband Connection.

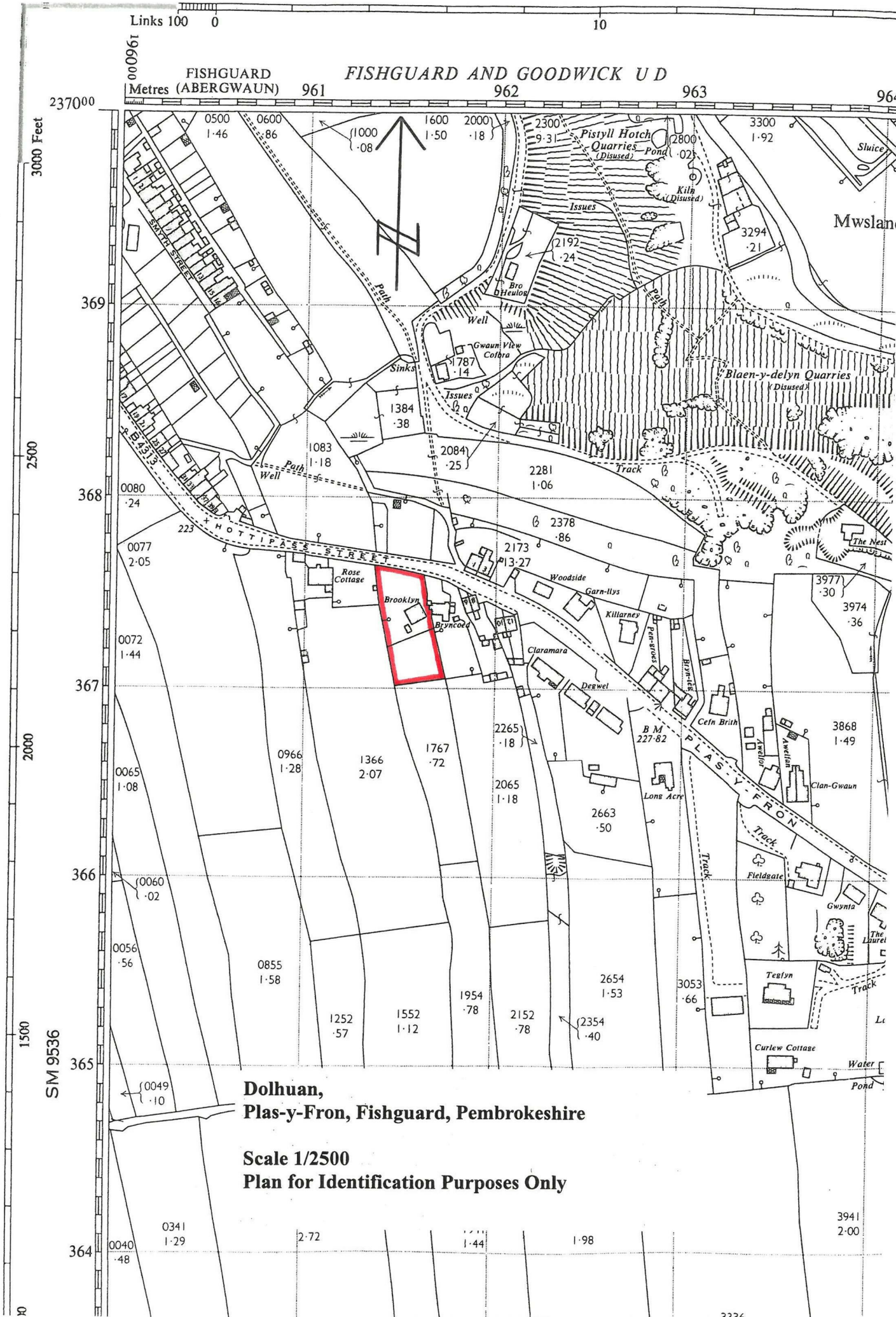
TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

Dolhuan is a spacious, Detached 2 storey 1920's Dwelling House which stands in a popular residential area and is situated within 500 yards or so of Fishguard Town Shopping Centre and Market Square. The Property is in good decorative order throughout benefiting from Gas

Central Heating, a Boarded and Insulated Loft and partial Double Glazing. The Property stands in large established Gardens and Grounds which extend to a Third of an Acre or thereabouts and has the benefit of a useful range of Garden Store Sheds and a Workshop . There is also a tarmacadamed hardstanding and drive which allows for ample Vehicle Parking and Turning Space. Coastal Sea views over the North Pembrokeshire Coastline towards Dinas Head can be enjoyed from the Property. It is offered "For Sale" with a very realistic Price Guide and early inspection is strongly advised.



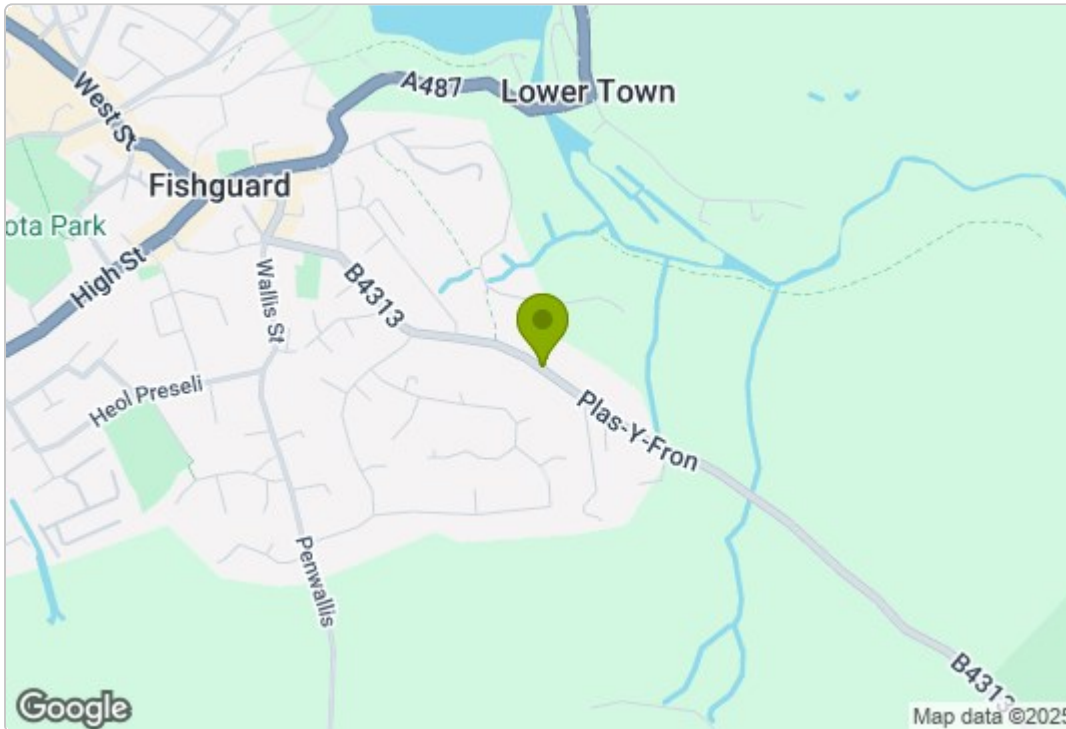
**Dolhuan,
Plas-y-Fron, Fishguard, Pembrokeshire**

**Scale 1/2500
Plan for Identification Purposes Only**

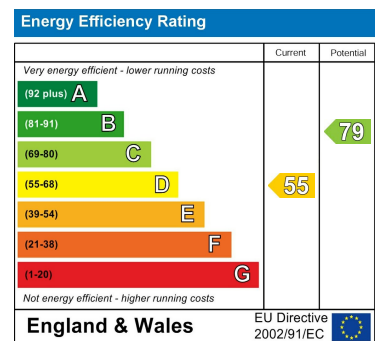
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - E

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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