



Maesglas, Castlemorris (nr Mathry), Haverfordwest, Pembrokeshire, SA62 5ER

Price Guide £259,950

- * A comfortable Detached single storey Bungalow Residence with a First Floor Studio/Loft Room.
- * Comfortable 2/3 Reception, Kitchen, Conservatory, Shower Room and 2/3 Bedroom accommodation.
- * E7 Electric Heating. Oil fired Rayburn Range. Hardwood Double Glazed Windows. Roof Insulation.
- * Lean-to Garage and ample Off Road Vehicle Parking and Turning Space.
- * Large Gardens and Grounds extending to Half an Acre or thereabouts with Lawned areas, Paved and Timber Decked Patios, Flowering Shrubs and a small Paddock.
- * Ideally suited for a Family, Retirement, Investment or Letting purposes.
- * Early inspection strongly advised. Realistic Price Guide. EPC Rating "E".

SITUATION

Castlemorris is a small hamlet situated between the well known villages of Letterston (2 ½ miles east) and the hilltop village of Mathry (1 ½ miles west). Llangloffan Fen Walk is within a few hundred yards and is suitable for wheelchair uses and people with prams and pushchairs.

Letterston is within a short drive and has the benefit of a few Shops, a Primary School, Church, Chapels, a Public House/Restaurant, Repair Garage, a Memorial/Community Hall, Petrol Filling Station/Store, a Charity Furniture Store, Mini Market/General Store, a Fish & Chip Shop Restaurant/Takeaway and an Agricultural Store.

Mathry being close by has the benefit of a Church, Public House, a former Café/Antique Shop, a Community/Village Hall and a former Chapel (now converted to a dwelling).

The well known Market Town of Fishguard is some 5 ½ miles or so north east 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, Supermarkets, a Petrol Filling Station/Store, Post Office, a Library and a Leisure Centre.

The North Pembrokeshire Coastline at Abermawr is within 3 ½ miles or so and also close by are the other well known sandy beaches and coves at Aberbach, Pwllcrochan, The Parrog, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

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 including Comprehensive and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, a Leisure Centre, Repair Garages, a Post Office, Library, a Further Education College, The County Council Offices and The County Hospital at Withybus.

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

Maesglas stands in large Gardens and Grounds which extend to Half an Acre or thereabouts including Lawned areas, Paved and Timber Decked Patios and a small Pony Paddock.

DIRECTIONS

From Fishguard, take the Main A40 Road south and a some 3 ½ miles passing the turning on the left, signposted The

Valley Trecwn and a half a mile or so further on, take the turning on the right towards Mathry. Proceed on this road for approximately three quarters of a mile and upon reaching the "T" junction with the B4331 Letterston to Mathry Road, turn right. Continue on this road for approximately a mile and a half and in the hamlet of Castlemorris, Maesglas is the last Bungalow on the right hand side as you leave the hamlet. A "For Sale" Board is erected on site.

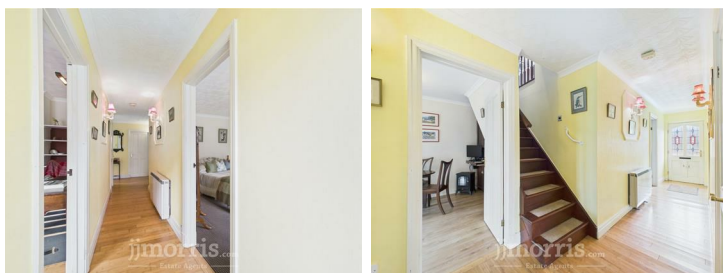
Alternatively from Haverfordwest, take the Main A40 Road north for some 10 miles and in the village of Letterston, take the turning on the right onto the B4331 Road, signposted to Mathry and St Davids. Continue on this road for 2 ½ miles or so and in the hamlet of Castlemorris, Maesglas is the last Bungalow on the right hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

Maesglas comprises a Detached single storey Bungalow Residence of cavity concrete block construction with rendered and coloured roughcast elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

Ground Floor

Half Glazed (Stained Glass) Hardwood Door to:- Hall



23'5" x 7'5" (7.14m x 2.26m)
("T" shaped maximum). With Bamboo floor, Storage Heater, coved ceiling, built in Cloaks Cupboard with immersion heater switch, staircase to First Floor, 3 wall lights, smoke detector (not tested), 2 power points and door to:-

Sitting Room



15'0" x 12'0" (4.57m x 3.66m)
With a Bamboo floor, hardwood double glazed window, fireplace housing a Valor Log effect electric Fire/Storage Heater, coved ceiling, ceiling light, telephone point, TV

aerial cable, 7 power points, alcove with shelves, fitted cupboard, 2 picture lights, ceiling light and telephone point.

Dining Room



13'10" x 9'1" (4.22m x 2.77m)

With a laminated Oak floor, Dimplex storage heater, TV point, fitted display cupboard along one wall, coved ceiling, ceiling light, 4 power points and hardwood double glazed double doors to:-

Conservatory



11'3" x 9'11" (3.43m x 3.02m)

With hardwood double glazed windows with vertical blinds, hardwood double glazed French door to a Timber Decked Patio, ceiling light/fan, Zanussi chest freezer, 3 corner shelves, laminate tiled floor with Electric Underfloor Heating and 6 power points.

Kitchen/Breakfast Room



13'0" x 9'11" (3.96m x 3.02m)

With ceramic tile floor, 2 hardwood double glazed windows with roller blinds, Oil fired Rayburn Range (heating domestic hot water and cooking), range of Oak floor and wall cupboards, inset single drainer one and a half bowl Silk Quartz sink unit with mixer tap, part tiled surround, 2 electricity consumer units, Breakfast Bar, cooker box, 7 power points, coved ceiling, 3 ceiling spotlight, recess and plumbing for dishwasher, Lec Refrigerator, Beko freestanding 4 ring Electric Cooker with Oven and Grill, Carbon Monoxide Alarm and a half glazed painted wooden door to rear Garden.

Bedroom 1



15'0" x 11'0" (4.57m x 3.35m)

With fitted carpet, hardwood double glazed window, coved ceiling, Dimplex storage heater, ceiling light/fan and a ceiling spotlight, fitted wardrobe and 6 power points.

Wet/Shower Room



7'4" x 5'7" (2.24m x 1.70m)

With fully tiled walls, hardwood double glazed window, white suite of Wash Hand Basin, WC and a Shower area with low level doors, shower curtain and rail and a Mira Advance Electric Shower, Dimplex wall mounted electric heater, coved ceiling, ceiling light, towel rail, Manrose extractor fan, glass shelf and a wall mirror.

A staircase from the Hall gives access to the:-

First Floor



Boarded Loft Room/Studio/Bedroom



27'2" x 10'11" (8.28m x 3.33m)

With a part laminated Beech floor and a mainly carpeted floor, access to a boarded Undereaves Storage area, Airing Cupboard with electric light, shelves and a lagged copper hot water cylinder and immersion heater, 3 Velux windows, telephone point, TV point, 6 downlighters, Mains Smoke Detector, Dimplex Storage Heater and 11 power points.

Externally



Adjoining the Property is a:-

Lean-to Garage



18'0" x 10'0" (5.49m x 3.05m)

(approximate measurement). Of concrete block construction with rendered and coloured roughcast elevations under a corrugated cement fibre roof. It has a metal up and over door, hardwood double glazed window, aluminium double glazed pedestrian door, a strip light and 2 power points.

There is a concrete path surround to 3 sides of the Property and directly to the fore of the Bungalow is a Chipping Hardstanding area which allows for ample Vehicle Parking and Turning Space as well as raised Flower Beds. At the rear of the Property and adjacent to the Conservatory is a Timber Decked Patio and a reasonable sized Lawned Garden. Oil Tank.

Adjacent to the western boundary of the Property is a:-

Workshop/Store Shed



18'4" x 10'4" (5.59m x 3.15m)

Of cavity concrete block construction with rendered and roughcast elevations under a pitched interlocking concrete tiled roof. It has double wooden doors, a Velux window, hardwood double glazed window and electricity connected.

The Property stands in large Gardens and Grounds which extend to Half an Acre or thereabouts including Lawned areas, Flowering Shrubs and a small Pony Paddock. The entire boundary of the Property is Sheep Fenced. There are 2 Field Gate Accesses' to the Property off the B4331 Letterston to Mathry Road at or around points "A" and "B" on the Plan.

Outside Electric Lights and an Outside Water Tap.

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

SERVICES

Mains Water (metered supply), Electricity and Drainage are connected. Economy 7 Electric Heating. Oil fired Rayburn Range. Hardwood Double Glazed Windows and Doors. 3 Velux Double Glazed Skylight Windows. Roof/Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

Maesglas is a comfortable Detached Dormer/Chalet Bungalow Residence which stands on the edge of this popular hamlet with frontage onto the B4331 Letterston to Mathry Road. The Property is in good decorative order and is ideally suited for a Family or for Retirement purposes. It has the benefit of Hardwood Double Glazed Windows, Economy 7 Electric Heating and Roof/Loft Insulation. In addition, it has a Lean-to Garage as well as ample Off Road Vehicle Parking and Turning Space. together with good sized Lawned areas, Patios and a small Pony Paddock. There is also a spacious Workshop/Store Shed. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

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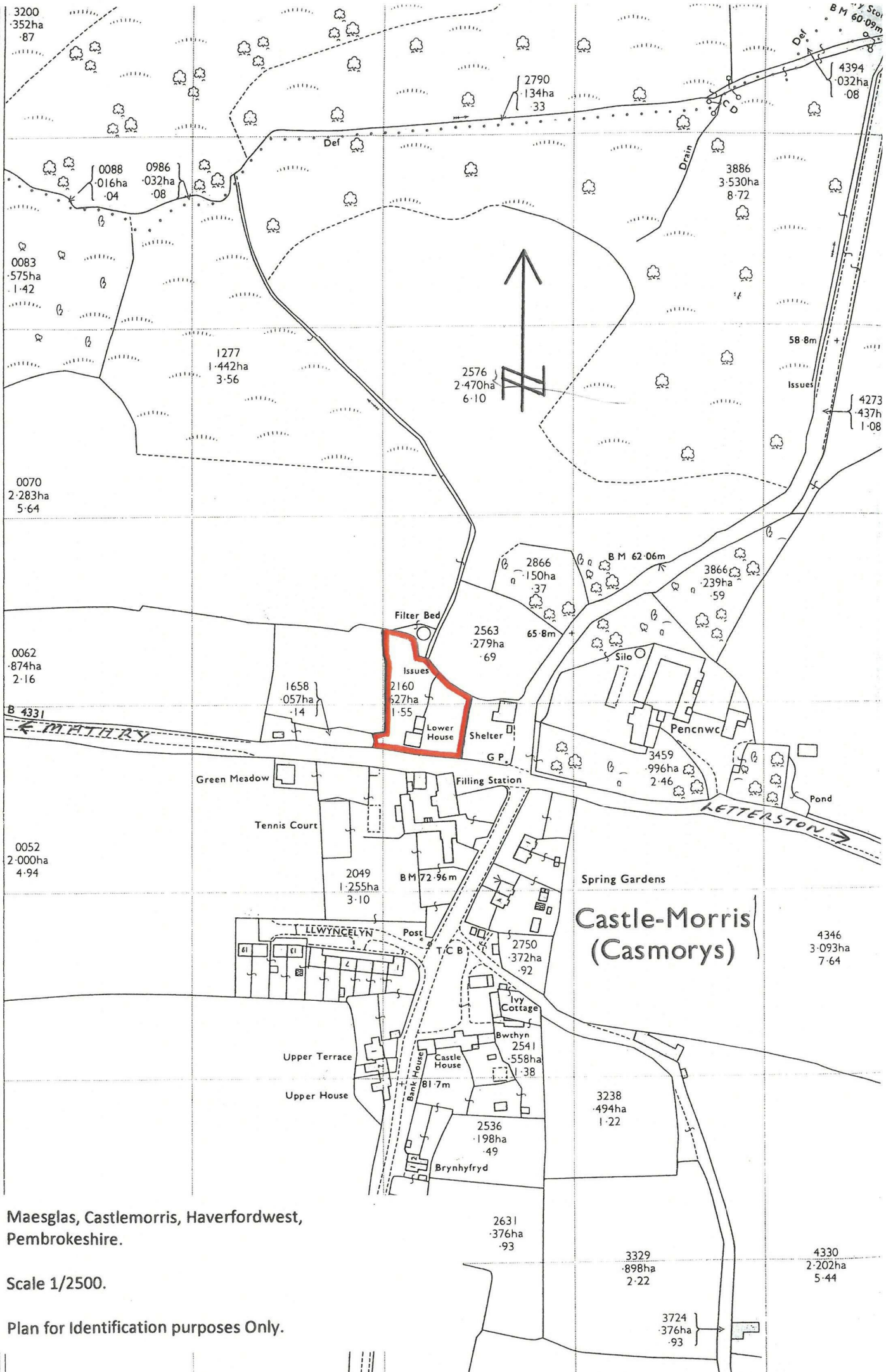
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Maesglas, Castlemorris, Haverfordwest,
Pembrokeshire.

Scale 1/2500.

Plan for Identification purposes Only.

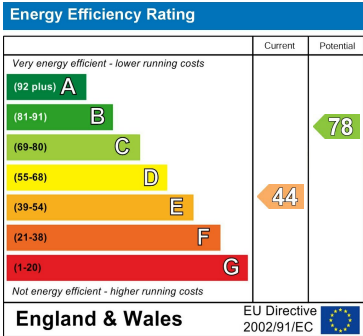
Floor Plan



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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