



9 Cefn Gallod, Trefin, Haverfordwest, Pembrokeshire, SA62 5AP

Price Guide £229,950

- * An attractive Semi Detached 2 storey Ex Local Authority Dwelling House.
- * Comfortable Hall, Sitting Room, Kitchen/Diner, Utility Room, 3 Bedrooms and Bathroom accommodation.
- * uPVC Double Glazing. Oil Central Heating and both Cavity Wall and Loft Insulation.
- * Lawned Garden to fore with Mature Trees, a Bike Store Shed and a Bin Store.
- * Good sized south facing rear Paved Patio together with a Boiler/Store Shed 7'8" x 5'0".
- * Ideally suited for First Time Buyers, a Family or for Retirement purposes.
- * Local Occupancy Restriction Applies. Early inspection strongly advised. Realistic Price Guide. EPC Rating D.

SITUATION

Trefin is a popular village which stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (8 miles North East) and the Cathedral City of St Davids (8 miles South West). The County and Market Town of Haverfordwest is some 16 miles or so South East.

Trefin has the benefit of a Public House, Post Office/Cafe, a Chapel, Art Gallery and a Youth Hostel. Within a mile or so is the hamlet of Square & Compass which has the benefit of a Petrol Filling Station/Store and a Public House. The other well known village of Croesgoch is within 2 ½ miles or so and has the benefit of a Primary School, Art Gallery, Public House/Post Office, Repair Garage, Chapel, Hairdressers and an Agricultural Store.

The other well known villages of Mathry and Letterston are within a few miles of Trefin.

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 The County Council Offices and The County Hospital at Withybush.

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.

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

Trefin stands within the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

Cefn Gallod is a residential cul-de-sac which is situated on the eastern fringes of the village and within a few hundred yards or so of the centre of the village and the majority of it's amenities.

DIRECTIONS

From Fishguard, take the Main A487 Road south west for some 7 miles passing through the village of Square & Compass and a few hundred yards or so further on, take the turning on the right signposted to Trefin. Continue on this road for three quarters of a mile or so and just prior to entering the village, take the turning on the right for Cartlett and continue on this road for a short distance and follow the road 90° to the right and then 90° to the left and proceed to the "T" junction i.e. Abercastle Road. Turn left back for the village and a 100 yards or so further on, turn left into Cefn Gallod. Proceed on this road 50 yards or so

and follow the road to the right and 9 Cefn Gallod is situated on the left hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

9 Cefn Gallod comprises a Semi Detached 2 storey Dwelling House of cavity brick and concrete block construction with part reformite stone and mainly rendered and coloured roughcast elevations under a pitched concrete tile roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Hall



9'0" x 6'7" (2.74m x 2.01m) (maximum). With Walk in ed carpet, radiator, ceiling light, telephone point, 1 power point, electricity meter cupboard, smoke detector (not tested), Walk in Understairs Cloaks/Storage Cupboard, staircase to First Floor and door to:-

Sitting Room



15'3" x 12'7" (4.65m x 3.84m) With fitted carpet, tiled fireplace with Oak surround housing an L.P. Gas Coal effect fire, coved ceiling, ceiling light, uPVC double glazed window, double panelled radiator, 4 power points and archway to:-

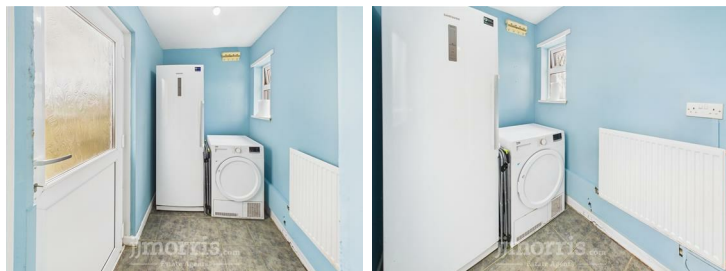
Kitchen/Dining Room



22'1" x 9'10" (6.73m x 3.00m) With LVT flooring, coved ceiling, 10 downlighters, uPVC double glazed French Doors to a good sized rear Paved Patio, range of fitted floor and wall cupboards, inset single

drainer one and a half bowl silk quartz sink unit with mixer tap, plumbing for automatic washing machine, built in Zanussi eye level Double Oven/Grill, Neff 4 ring Induction Hob, Cooker Hood, part tiled surround, cooker box, 8 power points, double panelled radiator, Breakfast Bar and an Aluminium coated double glazed door to:-

Utility Room



7'1" x 5'3" (2.16m x 1.60m)

With ceramic tile floor, uPVC double glazed door to exterior, uPVC double glazed window, radiator, ceiling light and 4 power points.

First Floor

Landing



9'7" x 6'6" (2.92m x 1.98m)

("L" shaped maximum). With fitted carpet, radiator, ceiling light, built in Airing Cupboard with shelves and access to an Insulated Loft.

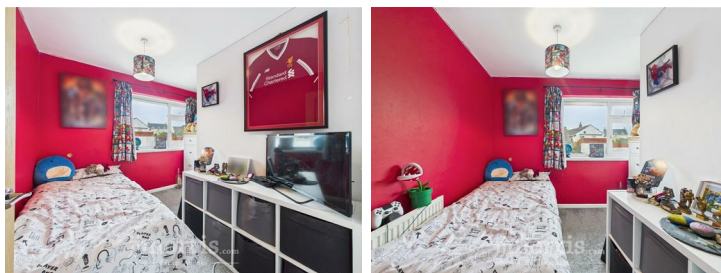
Bedroom 1



12'9" x 12'2" (3.89m x 3.71m)

With fitted carpet, uPVC double glazed window, fitted wardrobes, ceiling light, pullswitch, double panelled radiator, telephone point and 4 power points.

Bedroom 2



12'0" x 9'0" (3.66m x 2.74m)

With fitted carpet, radiator, uPVC double glazed window (affording delightful Rural views), coved ceiling, ceiling light, pullswitch, 2 built in wardrobes with shelves and 2 power points.

Bedroom 3



10'0" x 9'3" (3.05m x 2.82m)

("L" shaped maximum). With fitted carpet, radiator, uPVC double glazed window, ceiling light, pullswitch and 2 power points.

Bathroom



8'2" x 5'8" (2.49m x 1.73m)

With vinyl floor covering, 2 uPVC double glazed windows, white suite of "P" shaped Bath, Wash Hand Basin in a vanity surround and WC, Chrome heated towel rail/radiator, Thermostatic Shower over Bath, glazed shower screen, Aquaboard clad walls, extractor fan, 3 downlighters, Chrome heated towel rail/radiator and an illuminated wall mirror with shaver point.

Externally



There is a reasonable sized Lawned Garden to the fore which is bounded by a rendered wall together with Mature Trees, a Cherry Tree, a Timber Bike/Store Shed and a Bin Store. There is a Concrete and Paved Path surround to the Property and to the rear is a good sized enclosed Paved Patio together with a:-

Boiler/Store Shed

7'8" x 5'0" (2.34m x 1.52m)

Of brick construction with a corrugated cement fibre roof. It houses a Worcester freestanding Oil Combination Boiler (heating domestic hot water and firing central heating).

Oil Tank. 3 Outside Electric Lights (2 Sensor 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, Electricity and Drainage are connected. Oil Central Heating. uPVC Double Glazed Windows and Doors. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

OCCUPANCY RESTRICTION

The Property carries an Occupancy Restriction which limits 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.

REMARKS

9 Cefn Gallod is a comfortable, Semi Detached (Ex Local Authority) 2 storey Dwelling House which stands in this popular Coastal Village and being ideally suited for Family, Retirement or for First Time Buyers. The Property is in good decorative order and has the benefit of Oil Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation. In addition, it has reasonable sized, easily maintained front and rear Gardens with Lawned areas, Mature Trees and a good sized, south facing rear Paved Patio. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

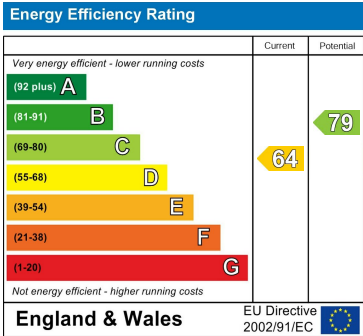
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - C

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