



## Ty Uchaf, Rosebush, Clynderwen, Pembrokeshire, SA66 7QU

**Price Guide £349,950**

- \*A deceptively spacious Detached 2 storey Modern Dwelling House.
- \*Comfortable 2 Reception, Kitchen, Utility, Sep WC, 3 Bedrooms and Wet/Shower Room accommodation.
- \*Oil fired Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation.
- \*Tarmacadamed drive allowing for Off Road Parking for 2/3 Vehicles.
- \*Easily maintained Gardens with Lawned areas, an Orchard, Flowering Shrubs and raised Flower Beds. Greenhouse and Garden Shed. Delightful Rural Views.
- \*Ideally suited for Family, Retirement Investment or Letting purposes.
- \*Early inspection strongly advised. Realistic Price Guide. EPC Rating D.

## Situation

Rosebush is a rural village which is situated some 9 miles or so south east of the Market Town of Fishguard and some 12 miles or so north east of the County and Market Town of Haverfordwest.

Rosebush benefits from a Public House, a Caravan Park with a Licensed Club House and a Cheese Farm.

The larger village of Maenclochog is within a mile or so and has the benefit of a Primary School, Public House, a Church, 2 Chapels, 2 Petrol Filling Stations, a General Store/Post Office, Café and a Community/Village Hall.

Fishguard being close by, benefits from 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-Away's, a Post Office, Library, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The County and Market Town of Haverfordwest is within easy car driving distance and benefits an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, a Post Office, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, a Library, Supermarkets, a Leisure Centre, Petrol Filling Stations, a Further Education College, The County Council Offices and The County Hospital at Withybush.

The North Pembrokeshire Coastline at The Parrog, Goodwick is within 10 miles or so and also close by are the other well known sandy beaches and coves at Aberbach, Pwllgwaelod, Cwm-yr-Eglwys, Aberfforest, Aber Rhigian, Cwm, The Parrog Newport, Newport Sands, Ceibwr and Poppit Sands.

The Preseli Hills border the village of Rosebush and provide excellent walking, rambling, pony trekking and hacking facilities.

Ty Uchaf stands on the southern fringes of the village and is within 100 yards or so of the centre of the village and the majority of its amenities.

## Directions

From Fishguard take the B4313 road south east for some 8 miles and upon reaching the crossroads at New Inn with the B4329 Cardigan to Haverfordwest road, proceed straight across, signposted to Maenclochog. Continue on this road for three quarters of a mile or so and in the village of Rosebush take the first turning on the left. Continue on this road for three quarters of a mile (with the Caravan Park on your left) and proceed to the centre of the village and at the 'T' junction, turn right. Continue on this

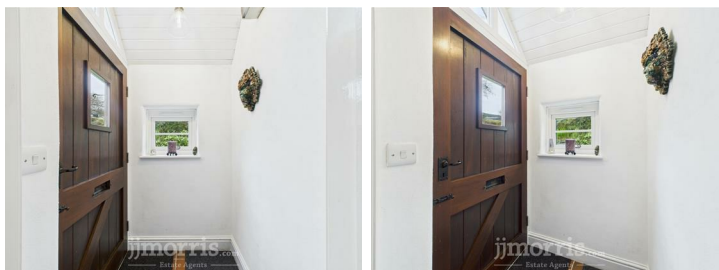
road for 50 yards or so and Ty Uchaf is situated on the right hand side of the road. A 'For Sale' board is erected on site.

## Description

Ty Uchaf comprises a Detached 2 storey modern Dwelling House of cavity concrete block construction with rendered and whitened elevations under a pitched slate roof. Accommodation is as follows:-

### Single Glazed Door to:-

#### Porch



4'5" x 3'10" (1.35m x 1.17m )

With quarry tile floor, uPVC double glazed window, painted tongue and groove clad ceiling, ceiling light and a half glazed pine door to:-

#### Dining Room



16'2" x 13'10" maximum (4.93m x 4.22m maximum )

With Oak floorboards, 2 double panelled radiators, uPVC double glazed window, Inglenook Fireplace housing a Hunter woodburning stove on a terracotta tile hearth, open beam ceiling, ceiling light, TV point, 2 power points, half glazed pine door to Inner Hall and an opening to:-

#### Kitchen



11'5" x 10'8" (3.48m x 3.25m)

With a terracotta tile floor, range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, 2 uPVC double glazed windows with Roman Blinds, par tile surround, cooker box, 8 power points, Zanussi built in eye level Double Oven/Grill, Zanussi 4 ring Ceramic Cooker Hob, Cooker Hood

(externally vented), part tile surround and a 5 ceiling spotlight.

### Inner Hall



13'3" x 6'0" (4.04m x 1.83m)

With Oak floorboards, double panelled radiator, Oak staircase to First Floor, understairs Storage Cupboard, mains smoke detector, ceiling light, telephone point, 2 power points, coat hooks, doors to Sitting Room and:-

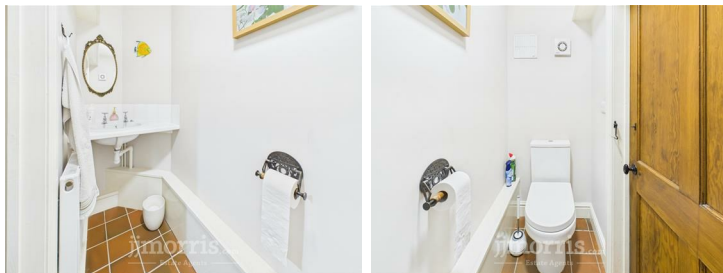
### Utility Room



11'2" x 8'1" (3.40m x 2.46m)

With quarry tile floor, uPVC double glazed window, Composite double glazed door to exterior, plumbing for washing machine, inset single drainer stainless steel sink unit with mixer tap, part tile surround, Manrose extractor fan, ceiling light, 5 power points (1 concealed) and a pine door to:-

### Cloakroom



8'2" x 3'3" (2.49m x 0.99m)

With quarry tile floor, white suite of WC and Wash Hand Basin, part tile surround, towel hook, radiator, toilet roll holder, ceiling light and a Manrose extractor fan.

### Sitting Room



19'2" x 18'1" (5.84m x 5.51m)

With fitted carpet, Brick Fireplace housing a Stovax multifuel stove on a raised slate hearth, 2 uPVC double glazed windows (affording delightful rural views), double panelled radiator, 8 power points, TV point, wiring for Satellite TV, uPVC double glazed French doors leading to rear Garden, carbon monoxide alarm and a central heating timeswitch.

An Oak staircase from the Inner Hall gives access to a:-

### Half Landing



5'9" x 2'9" (1.75m x 0.84m)

With uPVC double glazed window with Venetian blinds and stair to:-

### First Floor

#### Landing



11'6" x 6'1" plus recess 3'9" x 5'8" (3.51m x 1.85m plus recess 1.14m x 1.73m)

With fitted carpet, radiator, telephone point, 2 power points, mains smoke detector, ceiling light, conservation

skylight with blinds and a built in Airing/Linen Cupboard with shelves.

### Bedroom 1



13'11" x 13'8" (4.24m x 4.17m)

With fitted carpet, double panelled radiator, conservation skylight with blinds, uPVC double glazed window with venetian blinds, built in double wardrobe, ceiling light, TV point, 4 power points and access to Insulated Loft.

### Bedroom 2



13'10" x 13'2" maximum (4.22m x 4.01m maximum )

With fitted carpet, built in double wardrobe, 2 uPVC double glazed windows (one with venetian blinds), ceiling light, TV point and 6 power points.

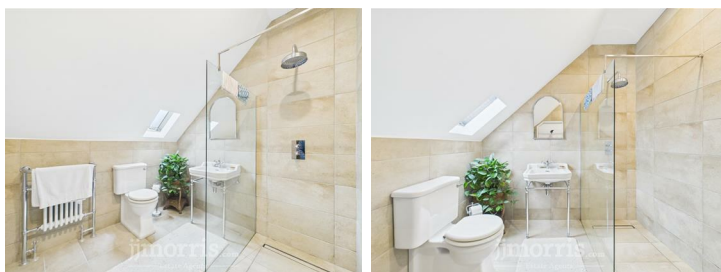
### Bedroom 3



15'4" x 8'6" (4.67m x 2.59m)

With fitted carpet, 2 conservation skylights, ceiling light, access to undereaves storage space, TV point, telephone point, 6 power points and 3 wall shelves.

### Wet/Shower Room



8'6" x 8'1" (2.59m x 2.46m)

With ceramic tile floor, fully tiled walls, white suite of WC, Wash Hand Basin and a Glazed and Tiled Shower area with a thermostatic shower, 2 downlighters, alcove with 3 glass shelves, Manrose extractor fan, chrome heated towel rail/radiator, wall mirror and a conservation skylight.

### Externally



A gated access off the Council Road leads to a Tarmacadamed drive which allows for Off Road Parking for at least 3 Vehicles. Directly for the fore of the Property is a reasonable sized level and sloping Lawned Garden with Rhododendrons, Flowering Shrubs and a Cherry Tree. There is a Block Pavior and Ornamental Stone/Slate Path surround to the Property and to the rear is a Lawned area together with an Orchard with Apple Trees and 2 raised Flower/Shrub Beds. In addition, there is a Garden Shed 8'0" x 6'0" and an Aluminium Greenhouse 8'0" x 6'0".

External Firebird Oil Boiler (heating domestic hot water and firing central heating) and a Bunded Oil Tank.

2 Outside Electric Lights and an Outside Water Tap.

### Services

Mains Water (metered supply), Electricity and Drainage are connected. Oil Central Heating. uPVC Double Glazing. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

### Tenure

Freehold with Vacant Possession upon Completion.

### Remarks

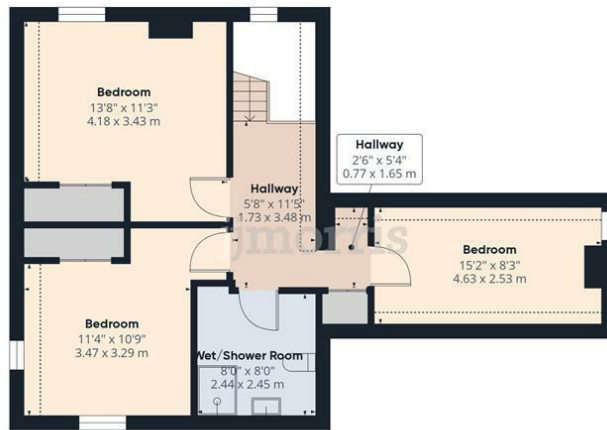
Ty Uchaf is a deceptively spacious Detached modern Dwelling House (built in 2003) which stands in a convenient location in this popular rural village and being ideally suited for Family, Retirement, Investment or for Letting purposes. It is in excellent decorative order and has the benefit of Oil Central 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, raised Flower Beds, Young Trees and Flowering Shrubs, together with a Greenhouse and a Garden Shed. A tarmacadam drive leads in to the Property and allows for Off Road Parking for at least 3 Vehicles. It is offered 'For Sale' with a realistic Price Guide and early inspection strongly advised.

## Floor Plan

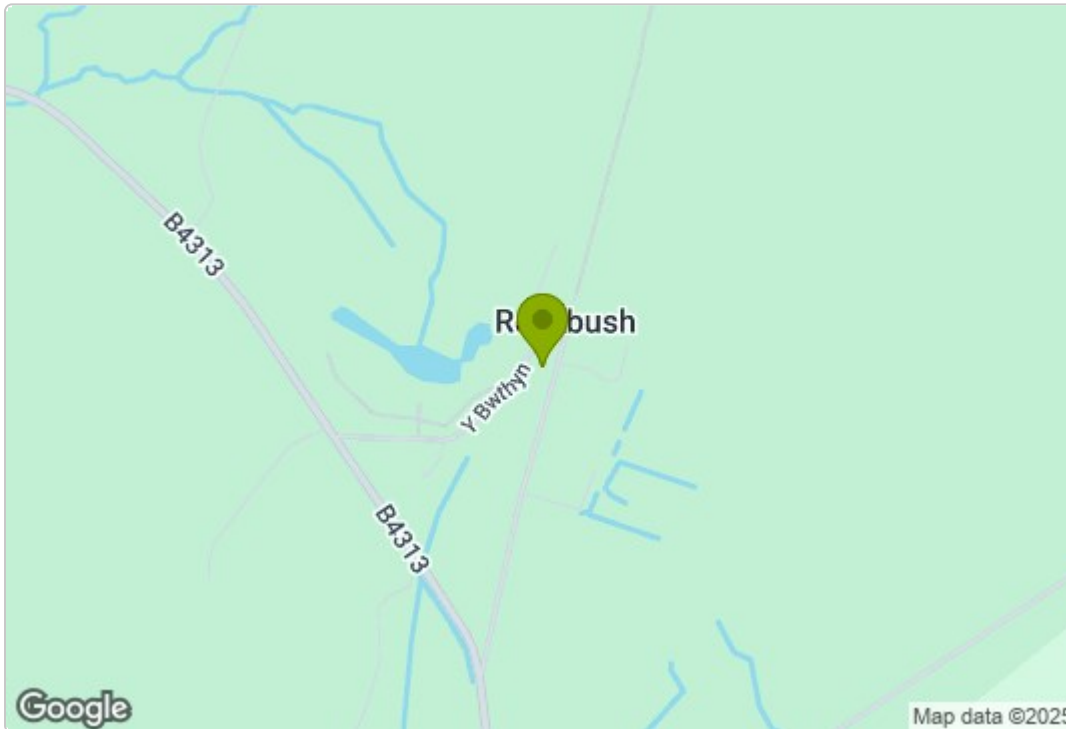


Ground Floor



Floor 1

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com