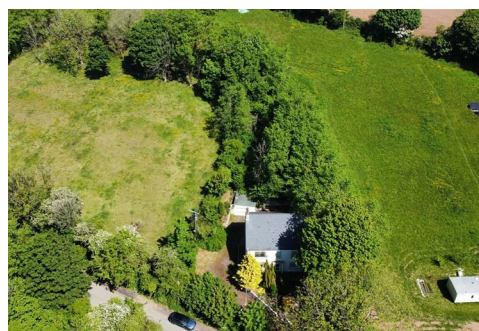




Windermere, Trecwn, Haverfordwest, Pembrokeshire, SA62 5XP

Price Guide £300,000

- *An attractive Detached 2 storey Dwelling House (formerly a Post Office).
- *Spacious Hall, 3/4 Rec, Kitchen, Store/Freezer, 5/6 Bedroom, 2 Bath/Shower & Sep WC accommodation.
- *Garage 17'8" x 13'9" as well as a Lean to Shed 6'6" x 4'6" and a Store/Coal Shed 14'0" x 4'6" approx.
- *Large Gardens and Grounds including Grassed Areas, Mature Trees, Flowering Shrubs and Rhododendrons extending to a Third of an Acre or thereabouts.
- *Ideally suited for Family, Early Retirement, Guest House or Air BnB purposes.
- *Requiring Modernisation and Updating, although benefitting from Oil Central Heating and Double Glazing.
- *Early inspection strongly advised. Realistic Price Guide. EPC Rating E.

Situation

Trecwn is a reasonable sized village which is renowned as being a former Royal Naval Armament Depot which is now known as The Valley. Trecwn has the benefit of a Church at Llanfair (within half a mile of the village), a former Chapel and a former School, both of which have now been converted to residential dwellings.

The other well known village of Letterston is within 3 miles or so and has the benefit of a Mini Market/General Store, Post Office/Butchers Shop, a Primary School, Church, 2 Chapels, a Public House, Petrol Filling Station/Store, Fish & Chip Shop Restaurant/Takeaway, a Memorial/Community Hall, Repair Garage and a Licensed Restaurant/Public House.

Fishguard is some 5 miles or so north west and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary & Primary Schools, Churches, Chapels, a Building Society, Post Office, Library, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a Petrol Filling Station/Store, Repair Garages, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The North Pembrokeshire Coastline at The Parrog, Goodwick is within 5 miles or so and also close by are the other well known sandy beaches and coves at Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Traethllyfn, Abereiddy, Whitesands Bay, Pwllgwaelod, Cwm yr Eglwys and Newport Sands.

The County and Market Town of Haverfordwest is some 13 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary & Primary Schools, Churches, Chapels, Banks, Building Societies, a Post Office, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Library, Supermarkets, Petrol Filling Stations, 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, Carmarthen and the M4 to Cardiff and London, as well as good rail links from both Fishguard & Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Windermere is situated in the heart of the village and is adjacent to the former Mamre Chapel and Chapel House which have now been converted to 2 Dwellings.

Directions

From Fishguard take the Main A40 road south for in excess of 2 miles passing through the village of Sceddau and a mile and a half or so further on take the third turning on the left signposted The Valley Trecwn. Continue on this road for approximately 2 miles and upon reaching Trecwn

take the turning on the left (just prior to the gates leading to the former RNAD Depot). Continue on this road for a short distance and follow the road to the left and 100 yards or so further on and Windermere is situated on the right hand side of the road. A 'For Sale' board is erected on site.

Alternatively from Haverfordwest take the Main A40 road north for some 10 miles and passing through the village of Letterston and a mile and a half or so further on take the second turning on the right, signposted The Valley Trecwn. Follow directions as above.

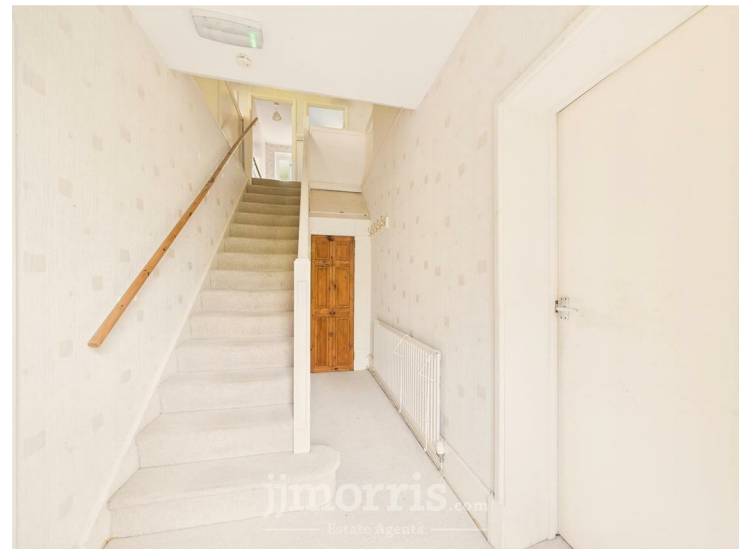
Description

Windermere comprises a Detached 2 storey Dwelling House (formerly a Post Office) of brick and concrete block construction with rendered and roughcast elevations under a pitched composition slate roof. Accommodation is as follows:-

Portico

With electric light and a uPVC double glazed door to:-

Hall



15'6" x 6'0" (4.72m x 1.83m)

With fitted carpet, staircase to First Floor, radiator, electricity meter and consumer unit, ceiling light, understairs cupboard and doors to Sitting Room and:-

Lounge



20'0" x 14'0" (6.10m x 4.27m)
(formerly a Post Office) With fitted carpet, feature fireplace, 2 uPVC double glazed windows, uPVC double glazed door to exterior, strip light, power points and door to:-

Living Room/Bedroom 6



15'0" x 14'5" (4.57m x 4.39m)
With fitted carpet, uPVC double glazed window, uPVC double glazed door to exterior, Worcester freestanding Oil Combination Boiler (heating domestic hot water and firing central heating), power points, ceiling light, uPVC double glazed door to Rear Porch and an archway to:-

Shower Room



6'2" x 5'2" (1.88m x 1.57m)
with ceramic tile floor, fully tiled walls, suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Redring California electric shower, uPVC double glazed window, ceiling light and a Goldair wall mounted electric fan heater.

Sitting Room



18'1" x 13'8" (5.51m x 4.17m)
With fitted carpet, 2 uPVC double glazed windows, 2 double panelled radiators, ceiling light, Stone Open Fireplace, power points and door to:-

Dining Room



13'8" x 12'6" (4.17m x 3.81m)

With fitted carpet, double panelled radiator, uPVC double glazed window, ceiling light, door to Rear Porch, built in cupboard with shelves and an opening to:-

Kitchen



12'3" x 6'5" (3.73m x 1.96m)

With single glazed window to Rear Porch, range of fitted floor and wall cupboards, built in Neff eye level Double Oven/Grill, 4 ring Cooker Hob, Cooker Hood, built in Refrigerator, strip light and power points.

Rear Porch



10'11" x 5'3" (3.33m x 1.60m)

With uPVC double glazed window, uPVC double glazed doors to Living Room/Bedroom, uPVC double glazed door to Rear Patio Garden and door to:-

Store/Freezer Room

7'11" x 4'7" (2.41m x 1.40m)

With uPVC double glazed window and 2 power points.

First Floor

Landing



13'10" x 11'10" (4.22m x 3.61m)

('U' shaped maximum) With fitted carpet, ceiling light, access to an Insulated Loft, emergency light and doors to Bedrooms, Separate WC and:-

Bathroom



8'10" x 6'10" (2.69m x 2.08m)

With ceramic tile floor, fully tiled walls, suite of panelled Bath with shower attachment and a Wash Hand Basin in a vanity surround, heated towel rail/radiator, ceramic tile floor, double glazed window, ceiling light and an Airing Cupboard with radiator and shelves.

Separate WC



9'0" x 3'4" (2.74m x 1.02m)

With ceramic tile floor, WC, uPVC double glazed window and a ceiling light.

Bedroom 1 (Front)



14'6" x 14'0" (4.42m x 4.27m)

With fitted carpet, aluminium double glazed window, radiator, ceiling light, telephone point and power points.

Bedroom 2 (Rear)



16'4" x 11'0" (4.98m x 3.35m)

With fitted carpet, Wash Hand Basin, radiator, ceiling light, double glazed window and power points.

Bedroom 3 (Front)



16'0" x 9'7" (4.88m x 2.92m)

With fitted carpet, aluminium double glazed window, radiator, ceiling light, power points and door to:-

Box/Dressing Room



9'5" x 4'1" (2.87m x 1.24m)

With aluminium double glazed window, wall shelves and a ceiling light.

Bedroom 4 (Rear)



13'1" x 9'0" (3.99m x 2.74m)

With fitted carpet, radiator, double glazed window, ceiling light, power points and a Wash Hand Basin.

Bedroom 5



11'9" x 10'0" (3.58m x 3.05m)

With fitted carpet, double glazed window, radiator, ceiling light and power points.

Externally

Directly to the fore of the Property is a sloping Garden with Ornamental Stone Areas, Conifers, a Privet Hedge and Flowering Shrubs. Concrete steps lead from the front door of the house to a tarmacadamed drive and the Council Road. A sloping tarmacadamed drive leads off the Council Road to a tarmacadamed hardstanding on the western side of the Dwelling House which allows for Ample Vehicle Parking and Turning Space and gives access to a:-

Garage



17'8" x 13'9" (5.38m x 4.19m)

of single skin concrete block construction with a box profile roof.

At the rear of the Dwelling House is a good sized Paved Patio with Ornamental Stone Areas together with a:-

Lean to Shed

6'6" x 4'6" (1.98m x 1.37m)

of concrete block construction with a box profile roof.

Adjoining is a:-

Lean to Store/Coal Shed

14'0" x 4'6" (4.27m x 1.37m)

(approximate measurement) of brick and concrete block construction with a box profile roof.

There is a Concrete, Paved and Ornamental Stone path surround to the Dwelling House and adjacent to the Tarmacadamed Car Parking area are a set of steps which give access to a large sloping but overgrown Garden with Mature Trees, Rhododendron Bushes and Flowering Shrubs. In all the Property stands in approximately a Third of an Acre or thereabouts of Gardens and Grounds.

Outside Electric Light 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 Electricity connected. Water is supplied to the Property and Drainage is connected to a Sewer that is owned and managed by the former Royal Naval Armament Depot, which is now known as Trecwn Valley Management. Double Glazed Windows throughout (either uPVC Double Glazed or Aluminium coated Double Glazed). uPVC Double Glazed External Doors. Oil Central Heating. Telephone, subject to British Telecom Regulations.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Windermere is a spacious Detached 2 storey Residence (formerly a Post Office) which stands in its own good sized Gardens and Grounds which extend to a Third of an Acre or thereabouts. The Property is in need of modernisation, cosmetic improvement and updating, although it has the benefit of Oil Central Heating and Double Glazed Windows and Doors throughout. In addition, it has a Garage as well as Off Road Vehicle Parking and Turning Space and a large sloping (but overgrown) grassed Garden with Mature Trees and Flowering Shrubs. It is ideally suited for a Family, Early Retirement, Air BnB or for Guest House purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.

PEMBROKESHIRE

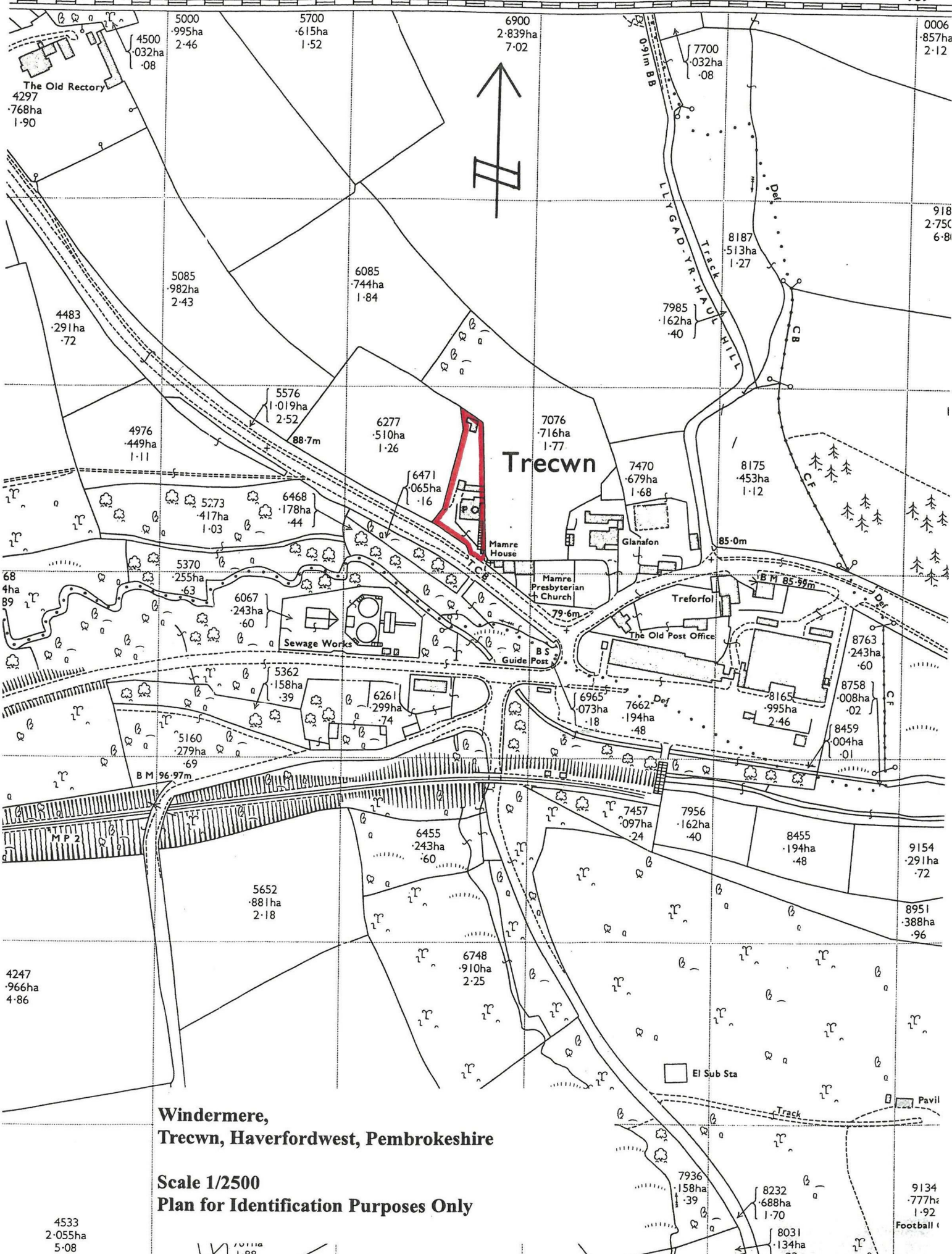
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**Windermere,
Trecwn, Haverfordwest, Pembrokeshire**

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

4533
2.055ha
5.08

1/1000
1.88

9134
777ha
1.92
Football

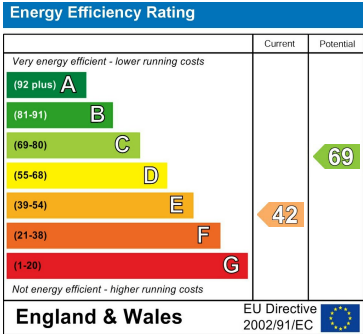
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - D

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