



**Bryn Delyn, Y Fraich (Fraich Lane), Fishguard, Pembrokeshire, SA65 9QJ**

**Price Guide £235,000**

\*A substantial Detached 2 storey residence requiring Renovation and Modernisation work.

\*Spacious Hall, Sitting Room, Living/Dining and Kitchen/Breakfast Room accommodation on the Ground Floor whilst the First Floor has a Landing, 4 Bedrooms, Study/Box Room and Bathroom accommodation.

\*Garage 16'0" x 10'0" and Off Road Vehicle Parking Space as well as an Outside WC.

\*Reasonable sized triangular shaped Front and Rear Gardens with Lawned Areas, Flowering Shrubs and a Patio.

\*The Property would make an ideal Family/Early Retirement Home, although it is in now in need of Renovation, Modernisation and Updating and would be ideally suited for a Builder or a DIY Enthusiast.

\*Realistically priced to reflect the work required. Early inspection strongly advised.



### 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 including Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Petrol Filling Station/Store, a Post Office, Library, Repair Garages and a Leisure Centre.

The twin town of Goodwick is within a mile or so of Fishguard and Fishguard Harbour being close by, provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The County and Market Town of Haverfordwest is some 15 miles or so south and has the benefit of a good Shopping Centre together with an extensive range of amenities and facilities which briefly includes Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets, a Post Office, Library, Petrol Filling Stations, Repair Garages, a Further Education College, The County Council Offices and The County Hospital at Withybush.

The Pembrokeshire Coastline at The Parrog, Goodwick, 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.

There are good road links from Fishguard along the Main A40 south to Haverfordwest and east to 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.

Bryn Delyn stands on the southern fringes of the Town and has a frontage onto Fraich Lane which is a single track tarmacadamed Private Road which leads off the Main A40 Road to a cluster of houses and a former working farm known as Rafael Fawr, whereupon the Outbuildings have been converted to a number of Dwellings.

Bryn Delyn is situated within a mile or so of Fishguard Town Shopping Centre and Market Square.

### Directions

From the office of Messrs JJ Morris turn right and bear left and proceed up to Market Square. Follow the road around to the right into the High Street and continue on this road for 500 yards or so passing Pendre Petrol Filling Station and 150 yards or so further on take the turning on the left (in

between two cemeteries) into Fraich Lane. Continue on this road for 100 yards or so and follow the road 90° to the right. Proceed on this road for 400 yards or so and Bryn Delyn is the second Property on the right. A 'For Sale' board is erected on site.

Alternatively from Haverfordwest take the Main A40 road north for some 14 miles and upon reaching the Fishguard bypass roundabout, take the second exit towards Fishguard Town Centre. Continue on this road for 400 yards or so and take the turning on the right (in between two cemeteries) into Fraich Lane. Follow directions as above.

### Description

Bryn Delyn comprises a Detached 2 storey Dwelling House of brick and cavity concrete block construction with rendered and roughcast elevations under a pitched composition slate roof. Accommodation is as follows:-

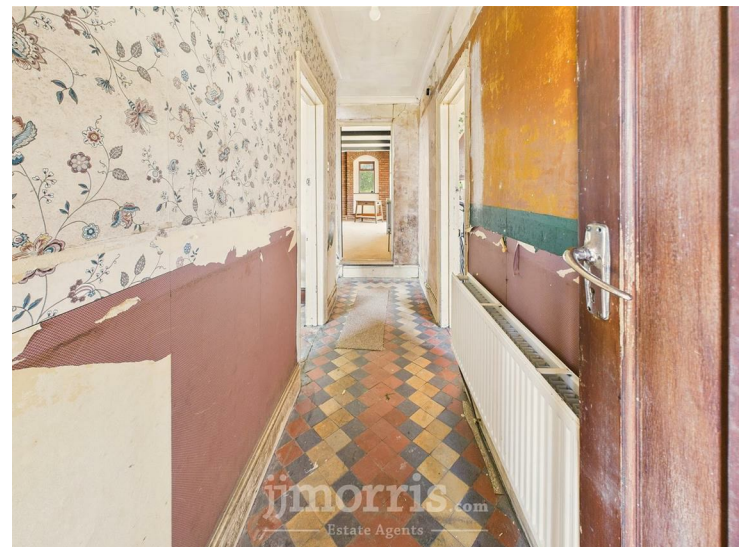
### Porch



4'11" x 4'4" (1.50m x 1.32m)

With door to:-

### Hall



14'6" x 3'5" (4.42m x 1.04m )

With quarry tile floor, double panelled radiator, ceiling

light, staircase to First Floor and doors to Living/Dining Room, Sitting Room and:-

### Kitchen/Breakfast Room



19'5" x 12'5" maximum (5.92m x 3.78m maximum)  
With a quarry tile floor (in the main), 2 double glazed windows, Worcester Heatslave 15/19 freestanding Oil Combination Boiler (heating domestic hot water and firing central heating), pine tongue and groove clad ceiling, 2 strip lights, 4 downlighters, Aluminium double glazed door to Rear Patio and Garden, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, range of floor and wall cupboards, cooker box, 12 power points, part tile surround, double panelled radiator and a TV point.

### Living/Dining Room

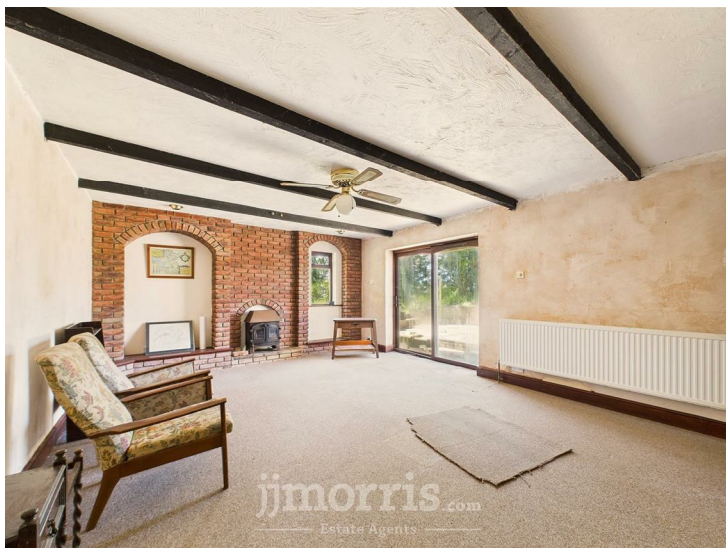


12'3" x 11'5" (3.73m x 3.48m )  
With a brick open fireplace, quarry tile floor, double glazed window, cove and artex ceiling, ceiling light and 2 wall lights, double panelled radiator, 6 power points and door to:-

### Walk in Understairs Cupboard

With double glazed window and a ceiling light.

### Sitting Room



20'0" x 15'6" (6.10m x 4.72m )  
With fitted carpet, open beam ceiling, double glazed window, hardwood double glazed Patio Door to Rear Garden, fireplace housing a log effect LP Gas fire on a quarry tile hearth, ceiling light/fan, 2 eyeball spotlights, telephone point, TV point, double panelled radiator and 8 power points.

### First Floor

#### Landing



21'6" x 5'3" maximum (6.55m x 1.60m maximum )  
With pine floorboards, double glazed window, ceiling light and 1 power point.



### Bedroom 1



12'6" x 11'10" (3.81m x 3.61m)

With 2 double glazed windows, fitted carpet, fitted wardrobes, double panelled radiator, ceiling light, telephone point, TV point, 2 wall spotlights and ample power points.

### Bedroom 2



10'7" x 8'11" (3.23m x 2.72m)

With pine floorboards, radiator, double glazed window (affording sea views), ceiling light and 4 power points.

### Bedroom 3



11'3" x 7'11" (3.43m x 2.41m)

With pine floorboards, radiator, double glazed window (affording sea views), ceiling light and 3 power points.

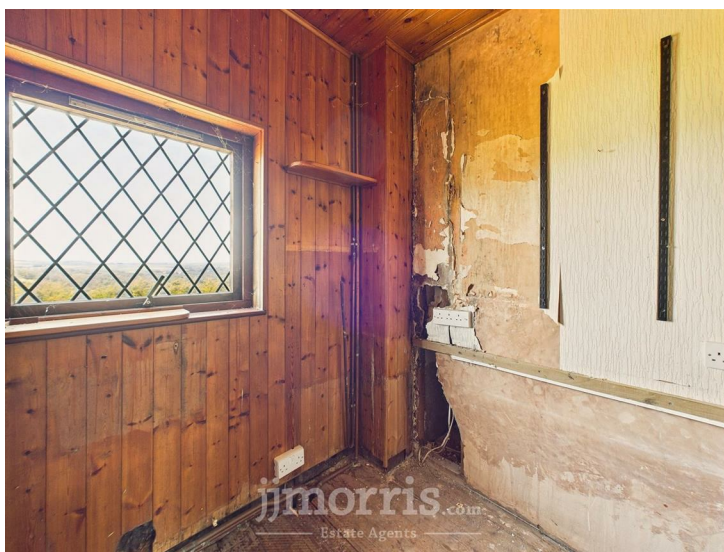
### Bedroom 4



10'0" x 8'3" (3.05m x 2.51m)

('L' shaped maximum) With pine floorboards, double glazed window (affording sea views), ceiling light, fitted cupboard and 4 power points.

### Study/Box Room



7'0" x 6'0" (2.13m x 1.83m)

With double glazed window, pine floorboards, radiator, ceiling light and 7 power points.

### Rear Landing

8'6" x 2'11" (2.59m x 0.89m)

With downlighter, built in cupboard, doors to Bedroom 1 and:-

### Bathroom



11'2" x 7'9" (3.40m x 2.36m)

With suite of tiled panelled Bath, Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a thermostatic shower, half tiled walls, heated towel rail/radiator, double glazed window, 3 downlighters, 2 towel rings, 2 soap dishes, toilet roll holder, extractor fan, wall mirror and a heated towel rail/radiator.



## Externally



The Property stands on a triangular shaped Plot of Ground where there is a concrete and gravelled hardstanding directly to the fore of the Dwelling House which allows for Off Road Vehicle Parking and gives access to the:-

## Garage



16'0" x 10'0" (4.88m x 3.05m)

Of brick construction with a pitched corrugated cement fibre roof. It has double wooden doors, electric light and 2 power points.

Beyond the Car Parking area to the fore is a triangular shaped Lawned Garden with Flowering Shrubs.

To the side of the Property is an Outside WC and to the rear is a split level, triangular shaped Patio Garden with Flowering Shrubs.

2 Outside Electric Lights. 1300 Litre Oil Tank.

The boundaries of Bryn Delyn are edged in red on the attached copy of The Land Registry Title Plan to the Scale of 1/1250.

## Services

Mains Water and Electricity are connected. Cesspit/Effluent Tank Drainage. Oil fired Central Heating. Loft Insulation. Double Glazing. Telephone, subject to British Telecom Regulations. Broadband Connection.

## Tenure

Freehold with Vacant Possession upon Completion.

## Remarks

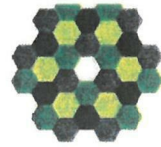
Bryn Delyn is a spacious Detached 2 storey Dwelling House which stands in a good sized triangular shaped Garden/Plot from where delightful Rural views and distant Sea views can be enjoyed to Fishguard Bay. The Property benefits from Double Glazing, Loft Insulation and Oil Central Heating, although it is now in need of Renovation and Modernisation work. It has potential to be an excellent Family or Retirement home and is well suited to a party who is in the Building trade or a DIY enthusiast. In addition, it has a Garage and Off Road Parking as well as a reasonable sized triangular shaped Garden. Delightful Rural and distant Coastal Sea Views can be enjoyed from the Property. It is offered 'For Sale' with a realistic Price Guide which reflects its present day condition. Early inspection strongly advised.



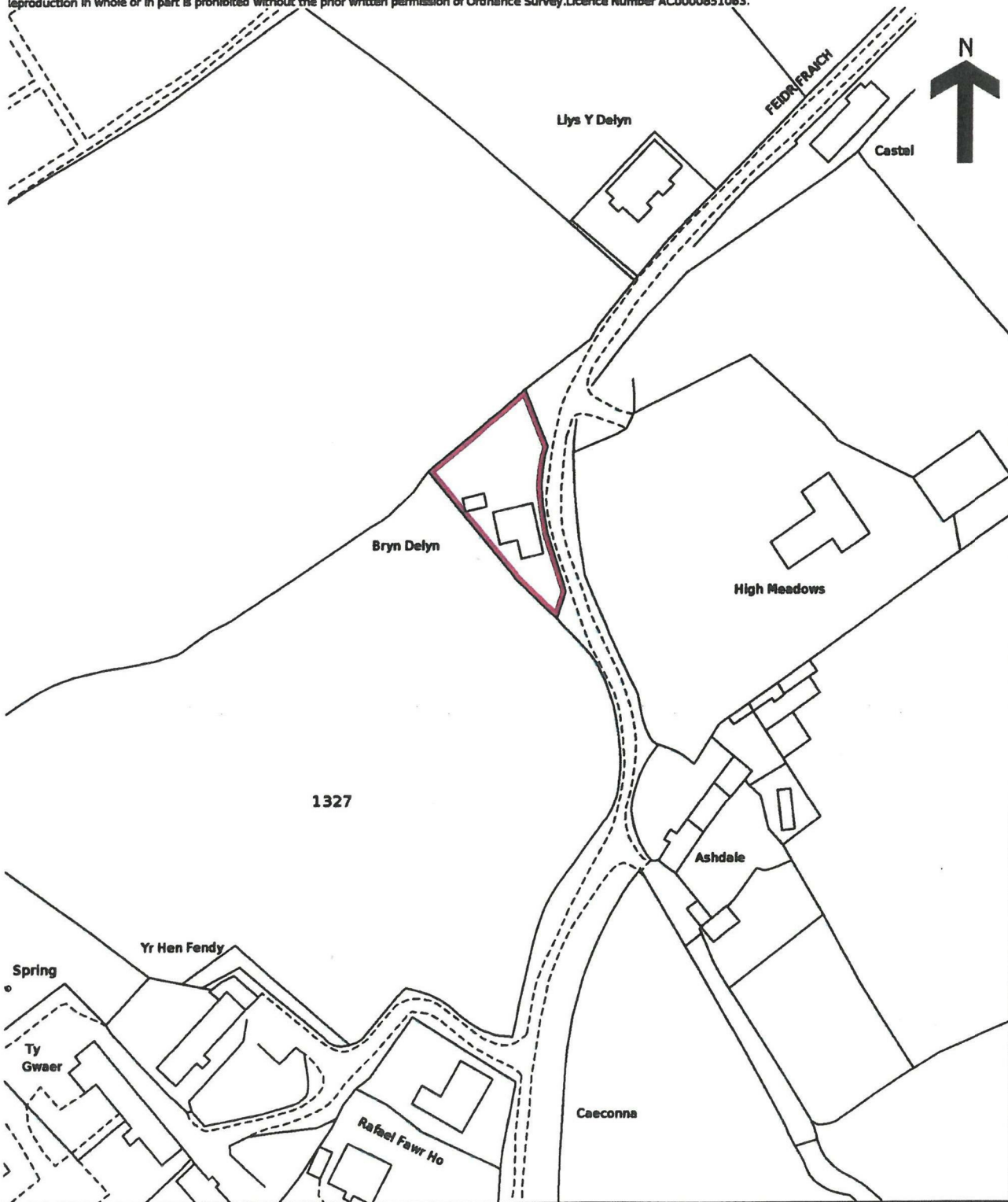


HM Land Registry  
Official copy of  
title plan

Title number **WA973459**  
Ordnance Survey map reference **SM9536SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Pembrokeshire / Sir Benfro**



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**Bryn Delyn,  
Y Fraich, Fishguard, Pembrokeshire**

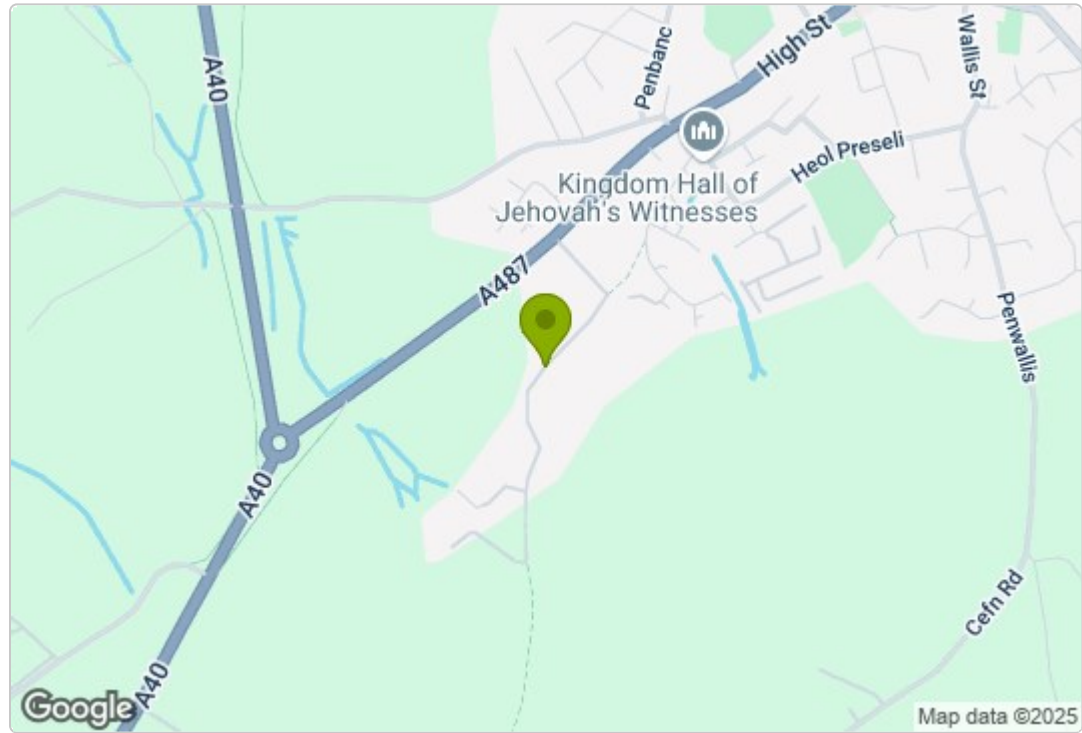
**Scale 1/1250  
Plan for Identification Purposes Only**

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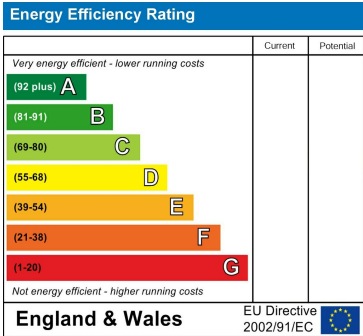
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - F

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