



5 Pen y Groes Villas, Croesgoch, Haverfordwest, Pembrokeshire, SA62 5JW

Price Guide £235,000

- *An exceptionally well appointed Semi Detached 2 storey Ex Local Authority Dwelling House.
- *Comfortable Hall, Sitting, Kitchen/Diner, 2 Bedrooms and 2 Bath/Wet Room accommodation.
- *Oil fired Central Heating, Insulated Loft and uPVC Triple Glazed Windows and Double Glazed Doors.
- *Chipping hardstanding to fore allowing for Off Road Parking for 2 Vehicles.
- *Rear Concrete and Paved Patios and a good sized Lawned Garden with Garden Shed.
- * Studio/Cabin/Home Office 16'0" x 8'0" which is Insulated and Triple Glazed with electricity connected.
- *Ideally suited for a Couple, First Time Buyers, Family or Retirement purposes.
- *Distant Sea Views can be enjoyed from the Property. Early inspection strongly advised. Realistic Price Guide.

Situation

Pen y Groes is a small hamlet which stands alongside the Main A487 Fishguard to St Davids Road between the well known village of Croesgoch (three quarters of a mile west) and the hamlet of Square and Compass (a third of a mile north east).

Croesgoch being closeby has the benefit of a Primary School, Public House/Post Office, a Chapel, Art Gallery, a Repair Garage and an Agricultural Store.

The hamlet of Square and Compass is within a short walk of the Property and has the benefit of Public House and Petrol Filling Station/Store.

Some 7 ½ miles or so north east is the well known Market Town of Fishguard which 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, Takeaways, Art Galleries, a Cinema/Theatre, Petrol Filling Station/Store, Repair Garages, a Post Office, Library, Supermarkets and a Leisure Centre.

The Cathedral City of St Davids is some 7 miles or so south west and has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Supermarket, Tourist Information Centre, a Memorial Hall, an Ironmongery Shop and a Petrol Filling Station/Hotel/Store.

The Pembrokeshire Coastline at Aberfelin is within 2 ½ miles or so (by car) of the Property and also closeby are the other well known sandy beaches and coves at Abercastle, Abermawr, Aberbach, Pwllcrochan, The Parrog, Porthgain, Abereiddy, Traeth Llyfn and Whitesands Bay.

The County and Market Town of Haverfordwest is some 15 miles or so south east 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 Post Office, Library, Supermarkets, Petrol Filling Stations, Repair Garages, a Further Education College, Leisure Centre, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 Road 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.

5 Pen y Groes Villas stands in its own good sized Garden and is inset off the Main A487 Fishguard to St Davids road.

Directions

From Fishguard take the Main A487 road southwest for some 7 miles passing through the village of Square and Compass and continue on this road for 400 yards or so and 5 Pen y Groes Villas is situated on the right hand side of the road. A 'For Sale' board is erected on site.

Description

5 Pen y Groes Villas comprises a Semi Detached 2 storey Dwelling House of cavity brick and concrete block construction with rendered and whitened roughcast elevations under a pitched slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Hall

With ceramic tile floor, staircase to First Floor, double panelled radiator, coat hooks, ceiling light, mains smoke detector and door to:-

Sitting Room



12'6" x 11'3" (3.81m x 3.43m)

With a quarry tiled floor, uPVC triple glazed window with blinds, fireplace housing a multifuel stove on a slate hearth, 6 downlighters, 2 alcoves with built in cupboards and shelves, double panelled radiator, 10 power points and door to:-

Kitchen/Dining Room



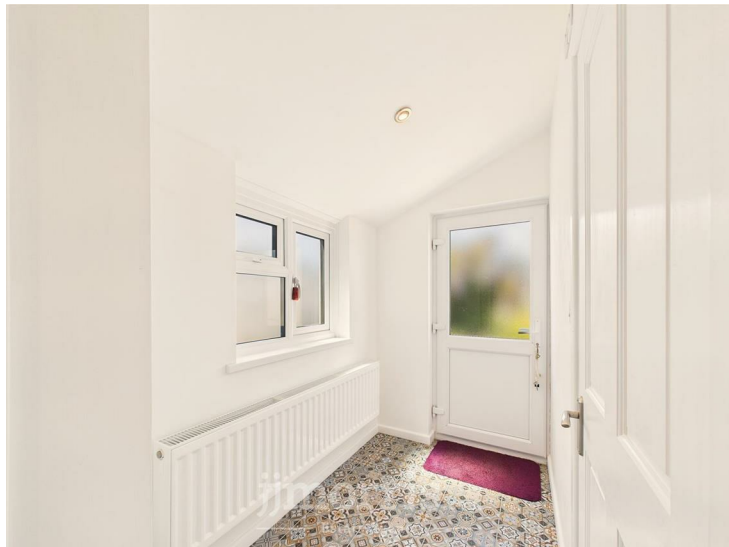
16'2" x 9'10" (4.93m x 3.00m)

With LVT wood effect flooring, range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, 2 uPVC triple glazed windows, designer vertical heated towel rail/radiator, 10 downlighters, mains smoke detector, Beko 4 ring Induction Hob, AEG built in eye level Double Oven/Grill, Cooker Hood, built in dishwasher, built in Fridge Freezer, 2 cooker boxes, 10 power points, composite double glazed door to Rear Hall and door to:-

Utility Cupboard

With LVT wood effect flooring, plumbing for automatic washing machine, coat hooks and 2 power points.

Rear Hall



8'0" x 4'6" (2.44m x 1.37m)

With ceramic tile floor, double panelled radiator, uPVC triple glazed window, uPVC double glazed door to Rear Garden and door to:-

Wet Room



6'6" x 5'4" (1.98m x 1.63m)

With non slip vinyl floor covering, 2 uPVC triple glazed windows, fully tiled walls, chrome heated towel rail/radiator, 2 downlighters, extractor fan, thermostatic shower and suite of Wash Hand Basin and WC.

A staircase from the Hall gives access to a :-

Three Quarter Landing

With fitted carpet, radiator, mains smoke detector, uPVC triple glazed window and a short flight of stairs to the:-

First Floor

Landing



With fitted carpet, access to Insulated Loft, 2 power points and a built in Airing Cupboard with a pressurised pre-lagged copper hot water cylinder and immersion heater.

Bedroom 1



16'2" x 10'6" (4.93m x 3.20m)

With fitted carpet, 2 uPVC triple glazed windows with blinds (affording delightful rural views), double panelled radiator, picture rail, ceiling light and 6 power points.

Bedroom 2 (Rear)



12'0" x 8'2" (3.66m x 2.49m)

With fitted carpet, uPVC triple glazed window with roller blind (affording distant sea views), fitted carpet, radiator, picture rail, ceiling light, TV point and 4 power points.

Bathroom



7'8" x 5'8" (2.34m x 1.73m)

With vinyl floor covering, uPVC triple glazed window with roller blind, white suite of Wash Hand Basin in vanity surround, WC and a panelled Bath with shower attachment, Mira Excel thermostatic shower over bath, shower curtain and rail, fully tiled walls, 4 downlighters, extractor fan and a chrome heated towel rail/radiator.

Externally

Directly to the fore of the Property is a chipping/gravelled hardstanding area which allows for Off Road Parking for 2/3 Vehicles. A concrete path surround gives access to a good sized Rear Garden which has Concrete and Paved Patios, Lawned Areas, a Log Store 4'0" x 3'0" and a Worcester external Oil Boiler (heating domestic hot water and firing central heating). There is also a:-

Cabin/Studio/Home Office



16'02 x 8'0" (4.93m x 2.44m)

Of timber construction with an onduline roof. It is insulated and has 3 uPVC triple glazed windows with roller blinds, a fitted tile top workbench, 2 LED strip lights, fitted carpet and 13 power points.

Adjacent to the rear boundary is a :-

Garden Store Shed



9'0" x 4'0" (2.74m x 1.22m)

Of timber construction with a felt roof which has electric light and power points connected.

2 Outside Water Taps. 6 Outside Power Points and 4 Outside Electric Lights.

Services

Mains Water, Electricity and Drainage are connected. Oil Central Heating. uPVC Triple Glazed Windows. uPVC Double Glazed External Doors. Loft Insulated and Boarded. Telephone, subject to British Telecom Regulations. Broadband Available.

Tenure

Freehold with Vacant Possession upon Completion.

Covenants

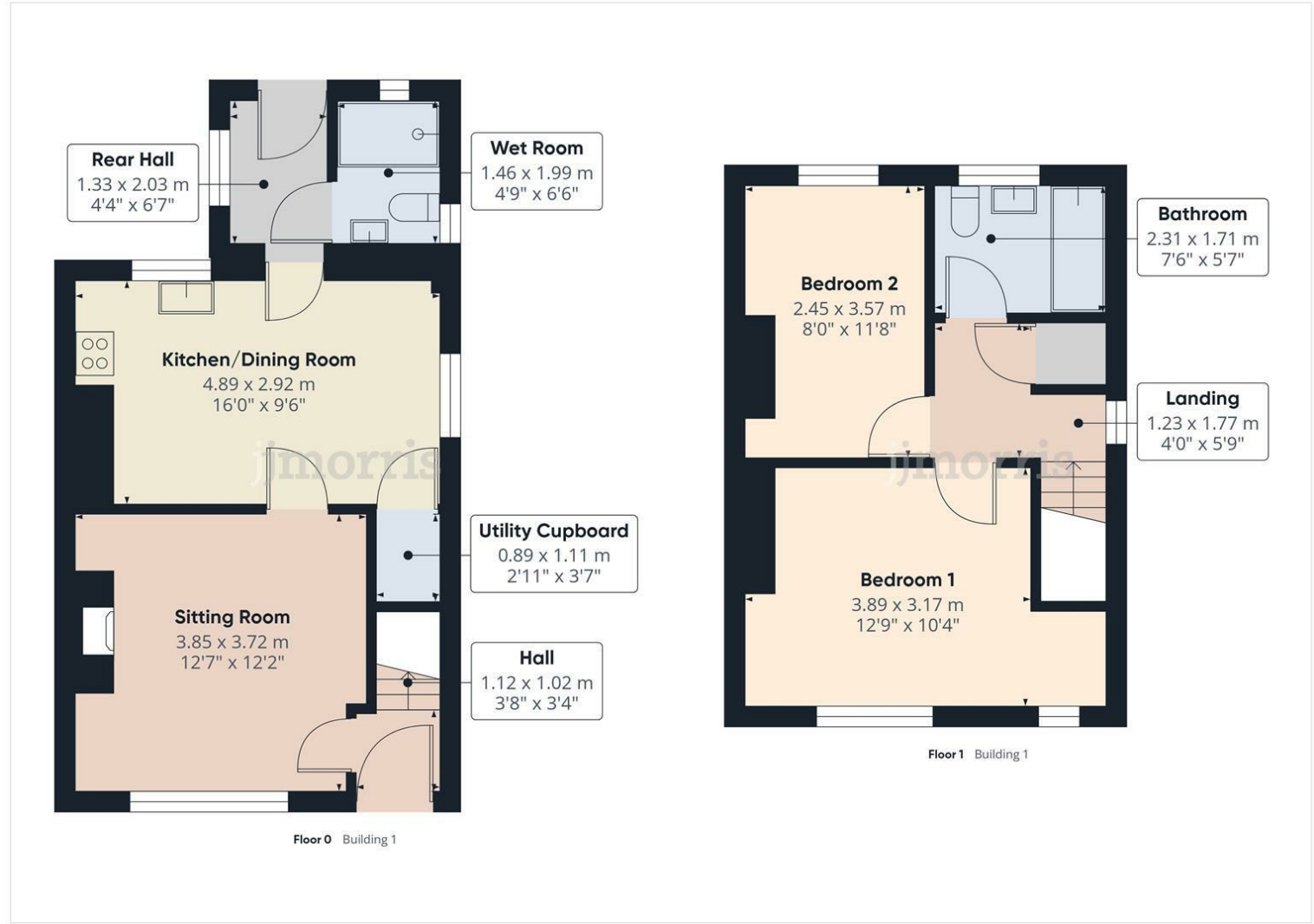
The Property has a Local Occupancy Covenant which limits the Sale of the Property to parties who have resided in the Old County of Dyfed i.e. Pembrokeshire, Cardiganshire or Carmarthenshire for at least 3 or more years.

Remarks

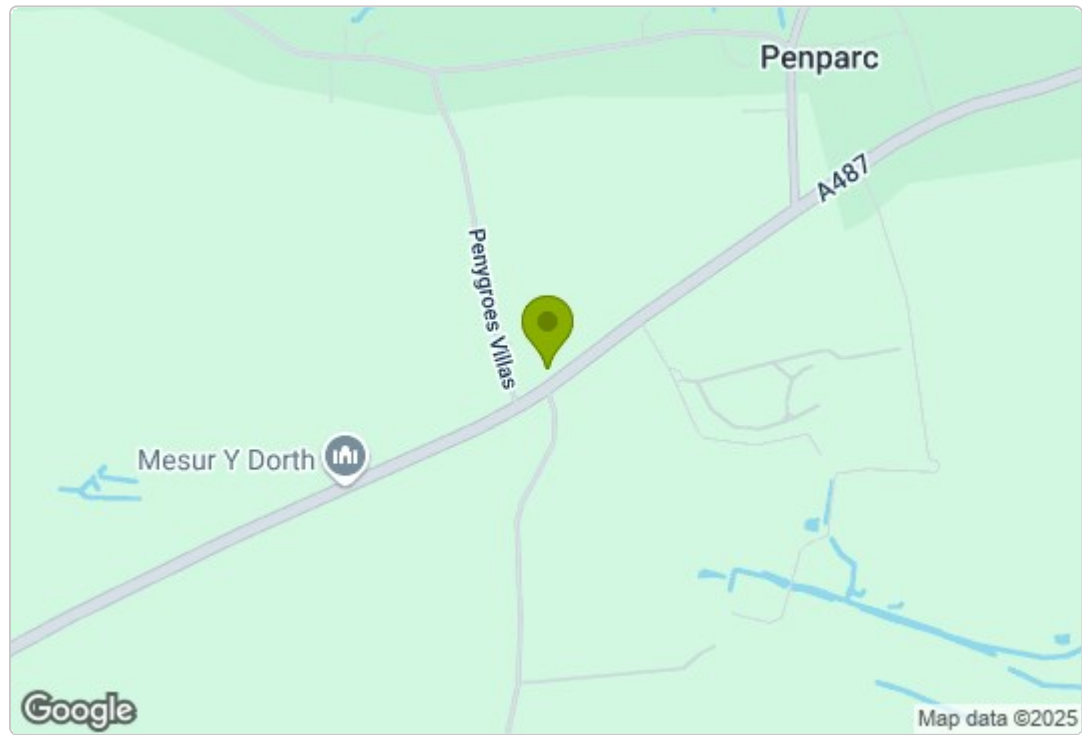
5 Pen y Groes Villas is an exceptional, well appointed Semi Detached ex Local Authority 2 storey Dwelling House which stands in the hamlet of Pen y Groes, between the villages of Croesgoch and Square and Compass. The Property is in excellent decorative order benefitting from Oil Central Heating, uPVC Triple Glazed Windows, uPVC Double Glazed Doors and a Boarded and Insulated Loft. In addition, it has Off Road Parking for 2/3 Vehicles as well as a good sized rear Lawned Garden with Concrete and Paved Patio Areas as well as a Cabin/Home Office/Studio 16'0" x 8'0" with electricity connected. In addition, there is a Log Store and a Garden Shed as well as an External Oil Boiler (heating domestic hot water and firing central heating). It is offered 'For Sale with a realistic Price Guide and early inspection is strongly advised in order to appreciate the qualities of this exceptional Dwelling House, its Location and indeed the Gardens from where Sea Views can be enjoyed.



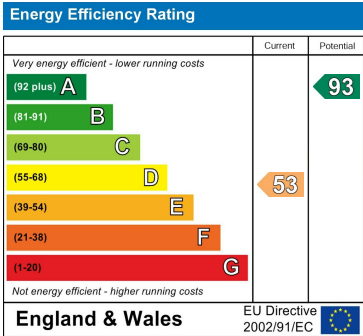
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - C

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