



Beechwood, Puncheston, Haverfordwest, Pembrokeshire, SA62 5RN

Price Guide £230,000

- *An attractive double fronted Detached (1920's) 2 storey Dwelling House.
- *Spacious Hall, 2/3 Reception, Kitchen, Utility, 3/4 Bedroom and Bathroom accommodation.
- *Oil Central Heating, uPVC Double Glazing and Loft Insulation.
- *Wall and rail forecourt and a sizeable side Lawned Garden with Potential (STP).
- *Garage and Off Road Parking for 3/4 Vehicles.
- *Requiring modernisation and updating and being ideally suited for a Tradesman, Builder or a DIY Enthusiast.
- *On a when improved basis, it would make an excellent Family or Retirement home.
- *Central location in this popular rural village. Early inspection strongly advised. Realistic Price Guide. EPC Rating E

Situation

Puncheston is a popular rural village which stands in the heart of Pembrokeshire some 9 miles or so south east of the Market Town of Fishguard and some 11 miles or so north east of the County and Market Town of Haverfordwest.

Puncheston has the benefit of a former Public House, a Church, Chapel and a Primary School.

Within a mile and a half or so is the other well known village of Little Newcastle which benefits a Public House, Church and a Community/Village Hall.

The larger village of Letterston is within 4 miles or so and has the benefit of a few Shops, a Primary School, Public House/Restaurant, a Church, Chapel, Post Office/Butchers Shop, a Fish & Chip Restaurant Take-Away, Petrol Filling Station/Store, a Memorial/Community Hall, Charity Furniture Store, Repair Garage and a Mini Market/General Store.

Fishguard being close by, has the benefit of a good Shopping Centre together with a wide range of amenities and facilities.

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 Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Library, Post Office, Supermarkets, Petrol Filling Stations, a Further Education College, Leisure Centre, The County Council Offices and The County Hospital at Withybush.

The North Pembrokeshire Coastline at The Parrog, Fishguard is some 9 miles or so north west and also close by are the other well known sandy beaches and coves at Aberbach, Pwllgwaelod, Cwm-yr-Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

Puncheston is a rural village which stands within a short distance of Castlebythe Mountain which provides excellent walking, rambling, pony trekking and hacking facilities.

Beechwood stands in it's own good sized Gardens and Grounds and is within 50 yards or so of the centre of the village at the former Drovers Arms Public House.

Directions

From Fishguard take the Main A40 road south for 5 miles and in the village of Letterston, take the turning on the left at the crossroads, signposted to Little Newcastle and Puncheston. Continue on this road for three quarters of a

mile or so and follow the road to the left and then to the right. Continue on this road for a mile and a half or so and proceed through the village of Little Newcastle and a mile and a half or so further on and in the village of Puncheston, proceed past the turning on the right for Castlebythe and some 30 yards or so further on, Beechwood 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 in the village of Letterston, take the turning on the right at the crossroads, signposted to Puncheston and Little Newcastle. Follow directions as above.

Description

Beechwood comprises a Detached 2 storey Dwelling House of solid stone and brick construction with rendered and roughcast elevations under a pitched Caernarfon slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

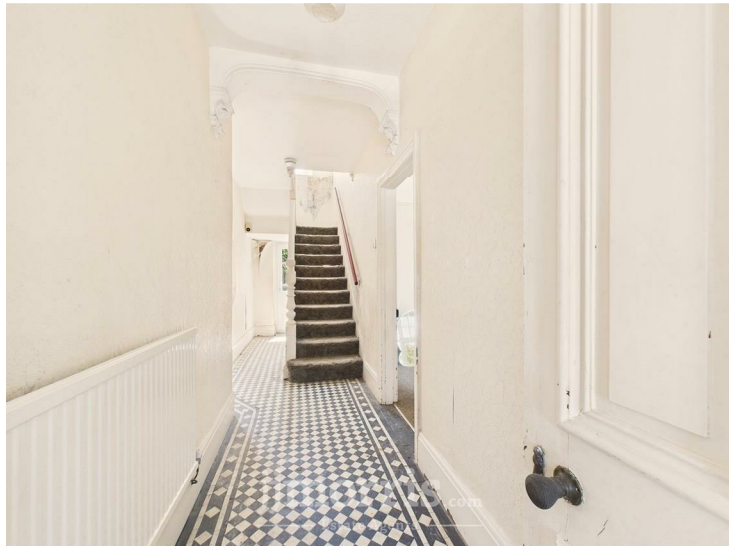
Porch



6'1" x 5'7" (1.85m x 1.70m)

With quarry tile floor, uPVC double glazed windows, ceiling light and door to:-

Hall



23'8" x 5'7" maximum (7.21m x 1.70m maximum)
With quarry tile floor, staircase to first floor, radiator, mains smoke detector, ceiling light, 2 power points, electricity meter and consumer unit, uPVC double glazed door to rear Concrete Patio and Garden, understairs storage cupboard with coat hooks and doors to Breakfast Room/Office/Bedroom 4, Kitchen and:-

Sitting Room



12'11" x 12'2" (3.94m x 3.71m)
With fitted carpet, double panelled radiator, uPVC double glazed window, tiled open fireplace, picture rail, ceiling light and 4 power points.

Kitchen



10'11" x 10'6" (3.33m x 3.20m)
With ceramic tile floor, range of Oak fitted floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, uPVC double glazed window, LED strip light, radiator, mains smoke detector, built in Beko electric Single Oven/Grill, Beko 4 ring Cooker Hob, plumbing for dishwasher, cooker box, 7 power points and archway to:-

Dining Room



11'10" x 10'5" (3.61m x 3.18m)
With fitted carpet, uPVC double glazed window, picture rail, ceiling light, TV aerial cable, double panelled radiator and 4 power points.

Breakfast Room/Office/Bedroom 4



12'2" x 8'4" (3.71m x 2.54m)

With quarry tile floor, radiator, uPVC double glazed window, range of floor and wall cupboards, part tile surround, strip light, mains smoke detector, cooker box, 6 power points, slot in Indesit 4 ring Electric Cooker and a door opening to:-

Utility Room



8'10" x 5'10" (2.69m x 1.78m)

With ceramic tile floor, single glazed sash window to rear, inset single drainer stainless steel sink unit with mixer tap, radiator, 2 power points, central heating timeswitch, plumbing for automatic washing machine, strip light and a freestanding Worcester Greenstar Oil Boiler (heating domestic hot water and firing central heating).

First Floor

Landing



7'7" x 5'7" (2.31m x 1.70m)

('L' shaped maximum) With mains smoke detector, ceiling light and 2 power points.

Bedroom 1



16'6" x 9'8" (5.03m x 2.95m)

With fitted carpet, 2 uPVC double glazed windows, double panelled radiator, ceiling light, pull switch and 8 power points.

Bedroom 2



13'1" x 12'6" (3.99m x 3.81m)

With fitted carpet, picture rail, ceiling light, pull switch, uPVC double glazed window, radiator and 6 power points.

Bedroom 3

12'4" x 11'8" (3.76m x 3.56m)

With fitted carpet, uPVC double glazed window, picture rail, ceiling light, pull switch, radiator and 6 power points.

Bathroom

10'9" x 8'3" (3.28m x 2.51m)

(in the throes of being renovated and having a Bathroom suite installed)

Which will have 2 uPVC double glazed windows, 2 ceiling lights, suite of panelled Bath, Wash Hand Basin and WC, access to an Insulated Loft, Respatex walls, ceiling light, chrome heated towel rail/radiator and an Airing Cupboard with a pre lagged copper hot water cylinder and immersion heater.

Externally



There is a wall and rail forecourt to the Property with a concreted Patio Area and to the side is a concreted drive which allows for ample Off Road Vehicle Parking and gives access to the Garage. There is also a good sized lawned

garden which has development potential (Subject to Planning).

There are a range of Buildings as follows:-

Garage



17'0" x 11'5" (5.18m x 3.48m)

Of cavity concrete block construction with rendered and roughcast elevations under a pitched corrugated cement fibre roof. It has a metal up and over door, pedestrian door, strip light, 2 power points and a door to a:-

Store Shed

7'1" x 4'5" (2.16m x 1.35m)

Adjoining the Garage at the rear is a :-

Tool Shed

4'5" x 4'5" (1.35m x 1.35m)

Adjoining the Dwelling House at the rear is an:-

Outside WC

5'10" x 4'1" (1.78m x 1.24m)

With quarry tile floor, WC and a ceiling light.

Oil Tank. Outside Water Tap. 2 Outside Electric Lights.

The 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 Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Beechwood is a spacious Detached 2 storey Dwelling House which stands in the heart of this popular rural village and being ideally suited for a Builder, Tradesman, DIY enthusiast or the like, or on when improved basis its

ideally suited for Family or Retirement purposes. The Property is in need of modernisation and updating and is in the throes of having a Bathroom suite installed. In addition, it has a good sized Garden together with a Garage and a concreted drive which allows for ample Vehicle Parking and Turning Space. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



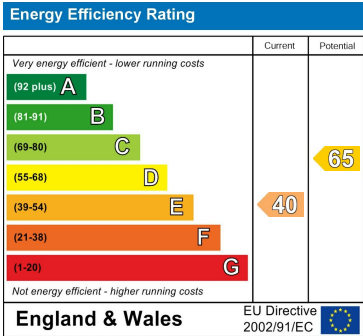
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - D

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