



Brynawel, Maenclochog, Clynderwen, Pembrokeshire, SA66 7LD

Offers In Excess Of £425,000

- *An exceptional Detached 2 storey Cottage Residence which has been extended, extensively renovated, modernised and refurbished to an extremely high standard of workmanship.
- *Well appointed 1/2 Living, Kitchen/Breakfast, Utility, Sep WC, 3/4 Bedroom and 2 Bath/Shower accommodation.
- *LP Gas Central Heating, uPVC Double Glazing and Floor, Wall and Roof/Loft Insulation.
- *Large Chipping Hardstanding to fore allowing for Turning and Off Road Parking for 3/4 Vehicles.
- *Good sized 'L' shaped Lawned Garden together with a spacious Garden Store Shed.
- *Ideally suited for Family, Retirement, Air BnB or Investment purposes.
- *Inspection essential to appreciate full extent of accommodation and the qualities of this exceptional Property.

Situation

Maenclochog is a popular rural village which is situated in the heart of Pembrokeshire within close proximity of The Preseli Hills, which provides excellent Walking, Rambling, Pony Trekking and Hacking facilities. It also has the benefit of a good Primary School, a Church, 2 Chapels, a Public House, 2 Petrol Filling Stations, a General Store/Post Office, Cafe and a Village/Community Hall.

The County and Market Town of Haverfordwest is some 12 miles or so South West 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, Take-Aways, Art Galleries, a Library, Petrol Filling Stations, Supermarkets, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

The other well known Market Town of Narberth is some 10 miles or so South and has the benefit of a good range of designer Shops, Restaurants, Cafes, Public Houses, Hotels, Antique Shops, Schools, etc etc.

Within 3 miles or so of the Property is the Llysyfran Country Park and Reservoir which provides excellent Boating and Freshwater Fishing.

Also within easy car driving distance are the visitor attractions at Oakwood, Folly Farm, Bluestone, Heatherton and Manor Farm Wildlife Park/ Zoo.

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

The other well known Market Towns of Fishguard (10 miles north west), Cardigan (15 miles north east) and Carmarthen (30 miles east) are within easy car driving distance.

There are good Road Links along the Main A40 from Haverfordwest to Carmarthen and the M4 to Cardiff and London as well as good Rail Links from Haverfordwest and Carmarthen to Cardiff, London Paddington and the rest of the UK. The nearest Railway Stations are at Clarbeston Road and Clunderwen.

Brynawel is situated within a few hundred yards or so of the centre of the village and its amenities.

Directions

From Fishguard take the B4313 road south east for some 8 miles and upon reaching the crossroads with the B4329 Cardigan to Haverfordwest road at New Inn, proceed straight across signposted to Maenclochog. Continue on

this road through the village of Rosebush and a mile or so further on and in the village of Maenclochog, Brynawel is situated on the right hand side of the road as you enter the village. A "For Sale" Board is erected on site.

Alternatively from Haverfordwest take the B4329 Haverfordwest to Cardigan Road north east in the directions of Cardigan for some 11 miles and upon reaching the crossroads at New Inn, turn right at the crossroads, signposted to Maenclochog. Follow directions as above.

Description

Brynawel comprises a Detached 2 storey Cottage residence of solid stone and cavity concrete block construction with rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Sitting/Dining Room



23'5" x 11'6" (7.14m x 3.51m)

With an engineered Oak floor, 2 double panelled radiators, 2 uPVC double glazed windows with slate sills, 8 downlighters, central heating thermostat control, TV point, 12 power points, mains smoke detector, 3 wall uplighters, staircase to First Floor, fireplace housing a Multifuel Stove on a Slate hearth and a door opening to:-

Kitchen/Breakfast Room



26'9" x 12'0" maximum (8.15m x 3.66m maximum)

With a Porcelain tile floor, 3 uPVC double glazed windows, 2 single panelled radiators, range of fitted floor and wall cupboards with Oak worktops, inset single drainer one and

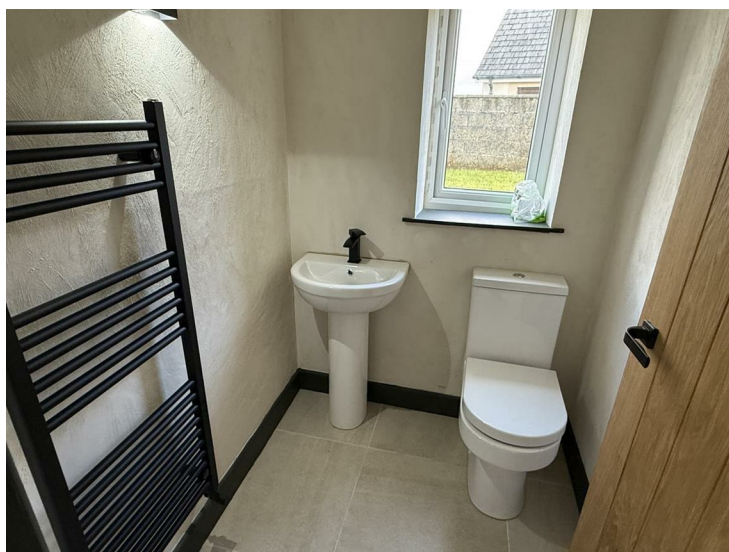
a half bowl Porcelain sink unit with mixer tap, built in Prima electric Single Oven/Grill, built in Microwave, built in Fridge and Freezer, built in Dishwasher, 4 ring ceramic Cooker Hob, Cooker Hood, part tile surround, Oak Breakfast Bar, appliance points, 12 power points and an Oak door to:-

Utility Room



12'0" x 11'11" (3.66m x 3.35m/3.35m) ('L' shaped maximum) With a Porcelain tile floor, 2 uPVC double glazed windows, uPVC double glazed door to exterior, Velux window, 5 downlighters, mains smoke detector, double panelled radiator, fitted cupboard housing a wall mounted LP Gas Combination Boiler (heating domestic hot water and firing central heating), wall light, 6 power points (2 concealed), plumbing for automatic washing machine, tumble dryer recess and an Oak door to:-

Separate WC



5'5" x 4'7" (1.65m x 1.40m) With a Porcelain tile floor, white suite of Wash Hand Basin and WC, uPVC double glazed window, wall light and a designer heated towel rail/radiator.

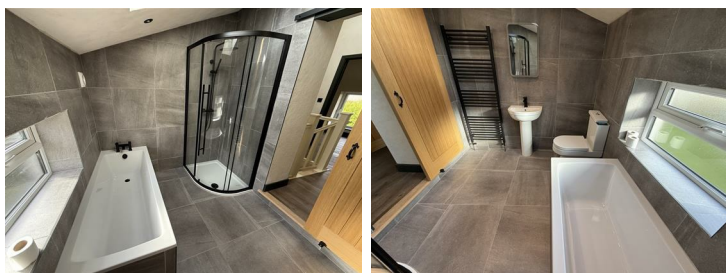
First Floor

Landing



9'0" x 9'0" (2.74m x 2.74m) ('L' shaped maximum) With an engineered Oak floor, 2 power points, central heating thermostat control, wall uplighter, mains smoke detector, 4 downlighters, Velux window and Oak doors to Bedrooms and a sliding Oak door to:-

Bathroom



9'0" x 7'2" (2.74m x 2.18m) With a Porcelain tile floor, white suite of tiled panelled Bath, Wash Hand Basin, WC and a glazed and tiled Quadrant Shower with a thermostatic shower, fully tiled walls, extractor fan, 4 downlighters, illuminated wall mirror, Velux window and a designer heated towel rail/radiator.

Bedroom 1 (Front)



13'10" x 9'0" plus door recess 3'0" x 2'8" (4.22m x 2.74m plus door recess 0.91m x 0.81m)

With an engineered Oak floor, 4 downlighters, 2 wall reading lights, 12 power points, TV point, double panelled radiator, built in storage cupboard over stairwell, access to an Insulated Loft and an Oak door to:-

En Suite Shower Room



10'0" x 9'0" plus door recess (3.05m x 2.74m plus door recess)

With a Porcelain tile floor, Velux window, 4 downlighters, extractor fan, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a thermostatic shower, uPVC double glazed window with a tiled sill, designer heated towel rail/radiator and an illuminated wall mirror.

Bedroom 2 (Rear)

12'0" x 11'7" maximum (3.66m x 3.53m maximum) (to include door recess) With an engineered Oak floor, uPVC double glazed window, double panelled radiator, 4 downlighters, TV point and 8 power points.

Bedroom 3 (Front)



10'7" x 7'8" (3.23m x 2.34m)

('L' shaped maximum) With an engineered Oak floor, uPVC double glazed window, double panelled radiator, 3 downlighters, wall spot/reading light, TV point and 8 power points.

Bedroom 4/Study (Front)



7'6" x 6'6" (2.29m x 1.83m)

With an engineered Oak floor, uPVC double glazed window, double panelled radiator, 2 downlighters, wall reading/spotlight, TV point and 6 power points.

Externally

Directly to the fore of the Property is a large Chipping Hardstanding area which allows for Off Road Parking for 3/4 Vehicles and Turning Space. Adjacent to the northern gable end of the Property is a walled Chipping Patio/Storage Area where there are 2 Outside Power Points. Adjacent to the southern gable end of the Property is a narrow raised Lawned Garden and to the rear is a good sized Lawned Garden together with a:-

Garden Store Shed

10'8" x 10'0" approx (3.25m x 3.05m approx)

Of concrete block construction with rendered and coloured elevations under a pitched composition slate roof.

There is a chipping path surround to the Property together with 4 Outside Electric Lights and an Outside Water Tap.

Services

Mains Water, Electricity and Drainage are connected. uPVC

Double Glazing. LP Gas Central Heating. Floor, Wall and Loft/Roof Insulation.

Tenure

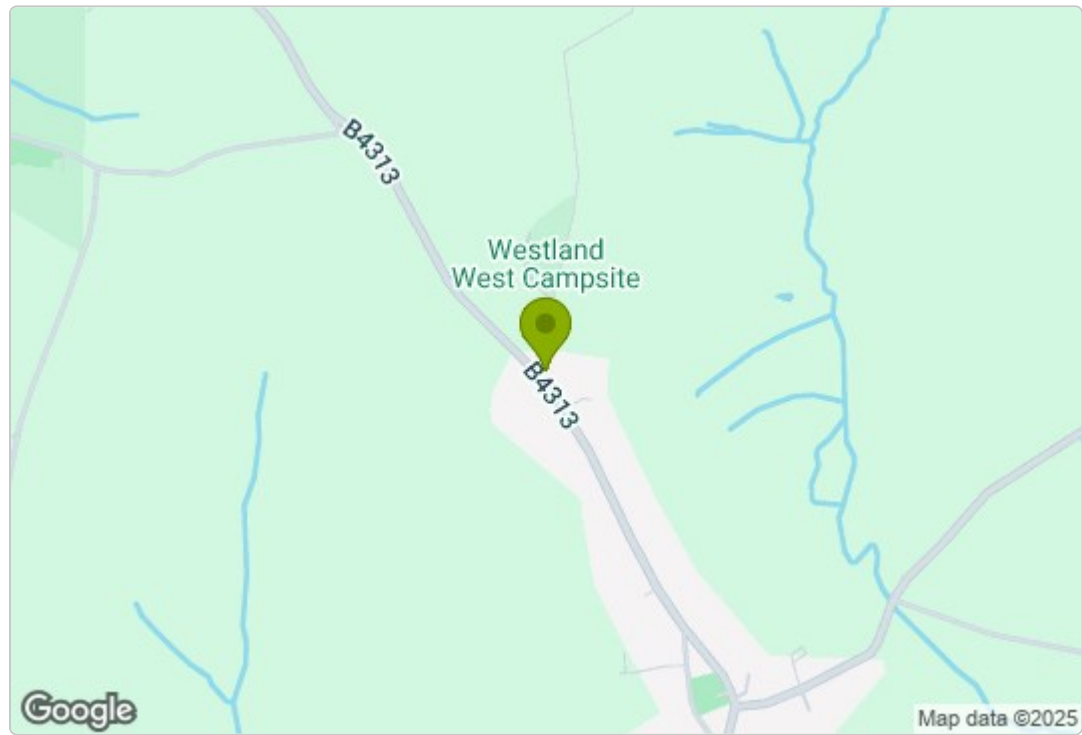
Freehold with Vacant Possession upon Completion.

Remarks

Brynawel is a deceptively spacious Detached 2 storey Cottage residence which stands in a convenient location in this popular rural village and being ideally suited for Family, Retirement, Investment or Air BnB purposes. The Property has been extensively Renovated, Modernised and Refurbished to an extremely high standard in the last 12 months and provides spacious well appointed accommodation benefitting from LP Gas Central Heating, uPVC double Glazing and Floor, Wall and Roof/Loft Insulation. In addition, it has Off Road Parking for 3/4 Vehicles together with a good sized 'L' shaped Lawned Garden and a spacious Garden Store Shed. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised in order to appreciate qualities of this exceptional Property and indeed its convenient location in this popular central and rural village.

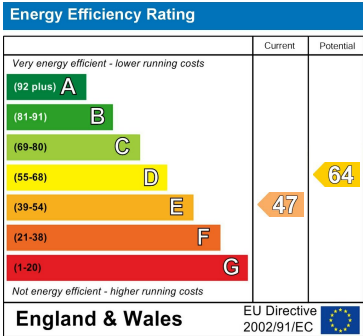
Floor Plan

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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