



Roseleigh, Penbanc, Fishguard, Pembrokeshire, SA65 9BL

Price Guide £275,000

*An attractive Detached 1950's 2 storey Dormer Bungalow Residence.

*Comfortable Hall, Sitting, Dining, Kitchen/Breakfast, Utility, Bathroom, Sep WC and 2 Bedrooms on Ground Floor.

First Floor spacious Bedroom/Loft Room with Velux window (affording sea views to Dinas Head).

*Gas fired Central Heating, uPVC Double Glazing and Loft Insulation, Garage and Off Road Parking for 3/4 Vehicles.

*Easily maintained Gardens with Patio Areas to Front and Rear, Flowering Shrubs and a Rear Lawned Garden.

*Ideally suited for a Couple, Retirement, Family or for Investment purposes.

*Views over Lota Park to Dinas Mountain as well as Sea Views to Dinas Head.

*Realistic Price Guide. Early inspection strongly advised. EPC Rating E.

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 which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Restaurants, Hotels, Public Houses, Cafes, Takeaways, a Post Office, Library, a Petrol Filling Station/Store, Art Galleries, a Cinema/Theatre, Repair Garages, Supermarkets and a Leisure Centre.

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

The beach at The Parrog 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 and Porthgain.

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, Takeaways, Art Galleries, a Library, Supermarkets, Petrol Filling Stations, a Post Office, Repair Garages, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Penbanc is a popular residential area which is situated within 400 yards or so of Fishguard Town Centre and Market Square. Roseleigh is situated within 200 yards or so of the shops at West Street and is within 350 yards or so of Fishguard Town Centre and Market Square.

Directions

From the offices of Messrs JJ Morris at 21 West Street turn left in the direction of Goodwick and continue on this road for approximately 50 yards and take the first left into Ropewalk. Continue on this road for 150 yards or so passing the turning on the right in the Public Car Park and 50 yards or so further on Roseleigh is situated on the right hand side of the road. A 'For Sale' board is erected on site.

Description

Roseleigh comprises a detached 2 storey Dormer Bungalow residence of cavity block construction with part brick faced and mainly rendered and pebble dashed elevations under a pitched tiled roof. Accommodation is as follows:-

Covered Porch

4'3" x 3'3" maximum (1.30m x 0.99m maximum)

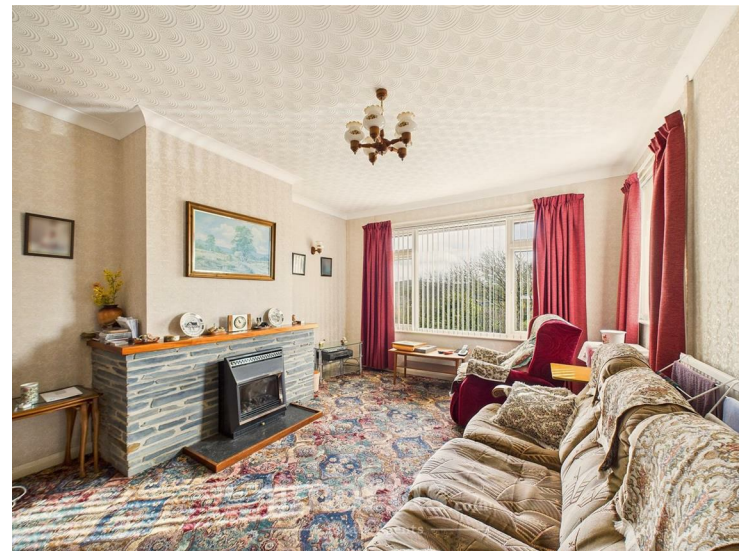
With electric light and a half glazed (9 pane) hardwood door to:-

Hall

18'10" x 5'5" (5.74m x 1.65m)

With fitted carpet, double panelled radiator, coved ceiling, 2 ceiling lights, built in cloaks cupboard, smoke detector (not tested), built in Airing Cupboard with a lagged copper hot water cylinder, shelves and electric light, opening to Inner Hall and doors to Bedroom 1, Dining Room and:-

Sitting Room



17'1" x 12'6" (5.21m x 3.81m)

With fitted carpet, 2 uPVC double glazed windows with vertical blinds (one of which affords Rural views to Dinas Mountain and Coastal Sea views to Dinas Head), Slate Fireplace housing a coal effect Gas Fire on a slate hearth, 2 wall lights and ceiling light, coved ceiling, radiator, TV aerial cable and 8 power points.

Dining Room



15'0" x 11'2" (maximum) (4.57m x 3.40m (maximum))
With fitted carpet, 2 uPVC double glazed windows with vertical blinds, Baxi Gas Fire on a slate hearth (heating domestic hot water and firing central heating), serving hatch to kitchen, coved ceiling, radiator, ceiling light and 5 power points.

Inner Hall

9'3" x 3'5" approx (2.82m x 1.04m approx)
With fitted carpet, smoke detector (not tested), ceiling light and doors to Bedroom 2, Sep WC, Bathroom and:-

Kitchen/Breakfast Room



14'3" x 12'0" maximum (4.34m x 3.66m maximum)
With vinyl floor covering, 2 windows (one uPVC double glazed and one single glazed window to Utility Room), range of Oak floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, built in Stoves eye level gas Double Oven/Grill, 5 ring gas Cooker Hob, Cooker Hood, coved ceiling, strip light, 10 power points, double panelled radiator and glazed door to:-

Utility Room

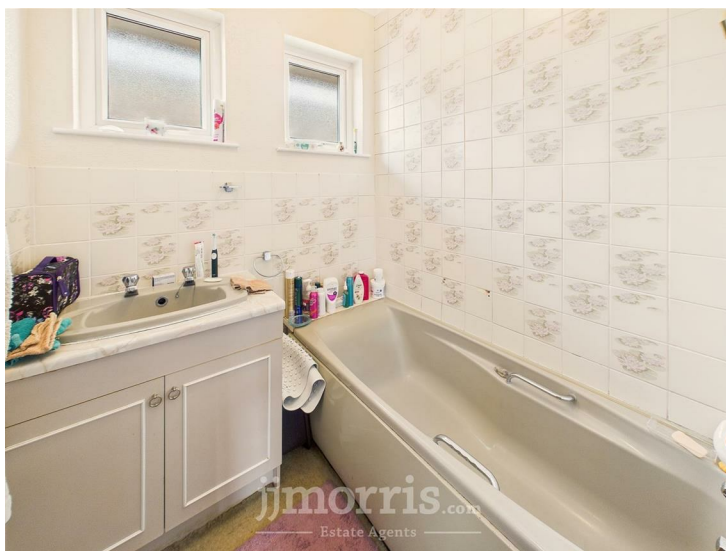


9'3" x 5'6" (2.82m x 1.68m)
With vinyl floor covering, single drainer stainless steel sink unit with companion unit and mixer tap, plumbing for automatic washing machine, 2 uPVC double glazed windows with roller blinds, towel rail, uPVC double glazed stable door to Rear Garden and a concertina sliding door to:-

Freezer Room/Pantry

5'7" x 4'6" (1.70m x 1.37m)
With vinyl floor covering, shelves, electric light, 2 power points, electricity meter and fuse boxes.

Bathroom



6'0" x 5'9" (1.83m x 1.75m)
With fitted carpet, suite of Bath and Wash Hand Basin in vanity surround, mainly tiled walls, 2 towel rings, towel rail, coved ceiling, radiator, 2 uPVC double glazed windows, soap holder, wall mirror, shaver point and a Redring Super 7X electric shower over bath.

Separate WC

6'0" x 2'9" (1.83m x 0.84m)
With fitted carpet, part tile surround, coved ceiling, ceiling light, toilet roll holder and a uPVC double glazed window.

Bedroom 1



12'6" x 12'5" maximum (3.81m x 3.78m maximum)
With fitted carpet, fitted double wardrobe, radiator, uPVC double glazed window with vertical blinds (affording views to Dinas Mountain), 3 ceiling light points, 3 pull switches, coved ceiling and 5 power points.

Bedroom 2



12'0" x 10'10" (3.66m x 3.30m)
With fitted carpet, fitted 'L' shaped range of wardrobes, 2 uPVC double glazed windows, radiator, coved ceiling, ceiling light, pull switch and 4 power points.

A staircase from the Kitchen/Breakfast Room gives access to the:-

First Floor

Bedroom 3/Loft Room/Studio



20'4" x 11'5" maximum (6.20m x 3.48m maximum)
With fitted carpet. Velux window affording Sea Views, 2 fitted cupboards, fitted clothes rail, sloping ceiling, radiator, ceiling light, 3 power points and access to an Insulated Loft.

Externally



The Property stands in reasonable sized, easily maintained Gardens which includes a Crazy Paved/Slate Patio to the fore with Flowering Shrubs. A concrete drive leads into the Property and allows for ample Off Road Vehicle Parking and gives access to the Garage. There is a concrete path surround to the Property and to the rear is a Concreted and Paved Patio and beyond is a Lawned Garden with Flowering Shrubs, Hydrangeas, Conifers etc etc. The concrete drive gives access to a:-

Garage



17'7" x 10'6" (5.36m x 3.20m)

Of brick construction with a corrugated cement fibre roof. It has a metal up and over door, a uPVC pedestrian door, strip light, ceiling light and 1 power point.

Outside Water Tap and 2 Outside Electric Lights.

The boundaries of Roseleigh are edged in red on the attached Plan to the Scale of 1/2500.

Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Loft Insulated. Telephone, subject to British Telecom Regulations.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Roseleigh is a comfortable Detached 2 storey Dormer Bungalow residence which stands in one of Fishguard's most popular residential areas from where Rural views can be enjoyed to Dinas Mountain as well as Coastal Sea views to Dinas Head. The Property benefits from Gas Central Heating, uPVC Double Glazing and partial Loft Insulation and is ideally suited for a couple, retirement, family or for investment purposes. In addition, it has a Garage as well as Off Road Parking for 3/4 Vehicles and sizeable, easily maintained Patio Gardens together with Flowering Shrubs, Conifers and a small Lawned Garden at the rear. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

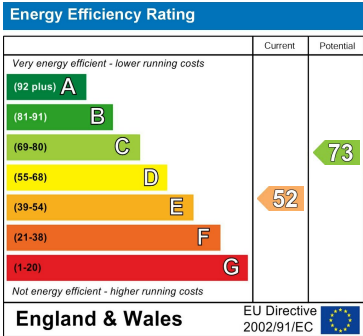
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - E

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.