



Granston House (nr Abermawr), Castlemorris, Haverfordwest, Pembrokeshire, SA62 5UR

Price Guide £345,000

*An attractive double fronted Semi Detached 2 storey Dwelling House.

*Well appointed 2 Reception, Kitchen, Utility Room, 2 Bedrooms and Bathroom accommodation.

*uPVC Triple Glazed Windows in the main, Oil Central Heating and Loft Insulation.

*Off Road Parking for 2 Vehicles as well as a good sized Private Slate Chip and Ornamental Stone Garden to the rear with Flowering Shrubs, a Fish Pond, Garden Shed, a Log Store and Mature trees on the boundary.

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

*Convenient location within a mile or so of the Pembrokeshire Coastline at Abermawr.

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

Situation

Granston House is situated within a mile or so of the north Pembrokeshire Coastline at Abermawr and is within a half a mile or so of the hamlet of Tregwynt which is renowned for its Woollen Mill.

The other well known village of St Nicholas is within a mile or so which had the benefit of a Church and a Village/Community Hall.

The popular Hilltop Village of Mathry is within 3 miles or so and has the benefit of a Church, Public House, a former Cafe/Tea Room/Antique Shop, a Community/Village Hall and a former Chapel (now converted to a dwelling).

The well known Market Town of Fishguard is some 5 miles or so north east and 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, Repair Garages, a Library, Petrol Filling Station, Supermarkets and a Leisure Centre.

Fishguard Harbour being close by provides a Ferry Terminal for Southern Ireland and in addition, there is a Railway Station.

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, Supermarkets, Library, a Further Education College, Petrol Filling Stations, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Letterston 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.

The Pembrokeshire Coastline at Abermawr is within a mile or so and also close by are the other well known sandy beaches and coves at Aberbach, Pwllcrochan, The Parrog, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

Granston House stands just outside the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

The Property stands alongside a quiet Council Maintained District Road which links the Main A487 road with the hamlet of Tregwynt. Granston Church is on the opposite

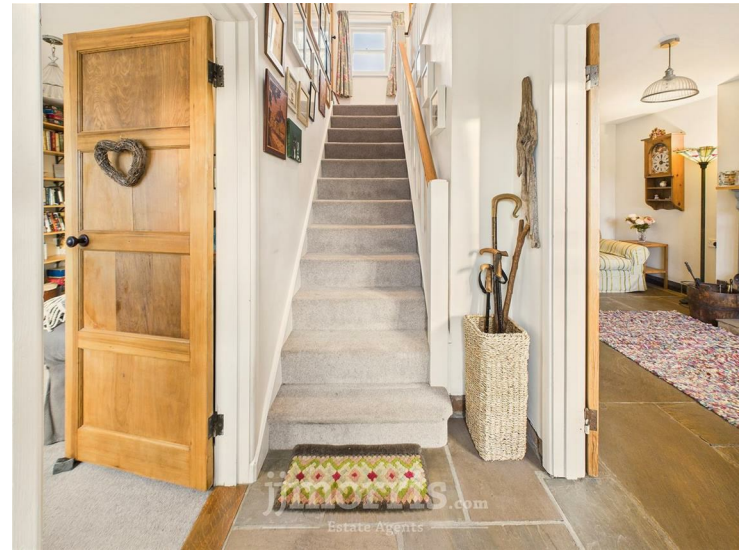
side of the road and is within 50 yards or so of Granston House (see Plan)

Description

Granston House comprises a Semi Detached 2 storey (double fronted) Dwelling House of solid stone and brick construction with rendered and coloured roughcast elevations under a pitched slate roof. There is a lean to extension to the rear of the Property of cavity concrete block/brick construction with a slate roof. Accommodation is as follows:-

Hardwood Painted Double Glazed (9 Pane) Door to:-

Hall



6'8" x 4'3" (2.03m x 1.30m)

With an Indian Sandstone Floor, staircase to First Floor, electricity meter and consumer unit, double panelled radiator, coat hooks, ceiling light and doors to Dining Room and:-

Sitting Room



16'2" x 10'11" (4.93m x 3.33m)

With an Indian Sandstone floor, fireplace housing a multifuel stove, uPVC triple glazed window, ceiling light,

double panelled radiator, alcove with bookshelves, TV aerial cable, telephone point and 8 power points.

Dining Room



16'4" x 10'11" (4.98m x 3.33m)

With an Indian Sandstone floor, uPVC triple glazed window, fireplace housing a Coalbrookdale Wood Burning Stove on an Indian Sandstone Hearth, double panelled radiator, ceiling light, 8 power points, door to Kitchen and door to Understairs Storage Cupboard with shelves and electric light.

Kitchen



14'9" x 7'0" (4.50m x 2.13m)

With an Indian Sandstone floor, range of fitted Oak cupboards with Oak worktops, 2 ½ porcelain sink with mixer tap, wall shelves, cooker box, 10 power points, uPVC triple glazed window to rear, opening to Rear Hall and door to:-

Utility Room



6'10" x 6'1" (2.08m x 1.85m)

With an Indian Sandstone Floor, uPVC triple glazed window to rear, ceiling light, plumbing for automatic washing machine, double panelled radiator, wall shelves and 6 power points.

Rear Hall

4'10" x 3'0" (1.47m x 0.91m)

With Indian Sandstone floor, uPVC double glazed door to Side Garden and Parking Area, access to Insulated Loft, coat hooks, ceiling light and door to:-

Separate WC



4'5" x 3'10" (1.35m x 1.17m)

With Indian Sandstone floor, a single glazed sash window, suite of WC and Wash Hand Basin on a raised slate shelf with cupboard beneath, ceiling light, towel ring, toilet roll holder and a chrome heated towel rail/radiator.

First Floor

Landing (Split Level)



7'0" x 6'4" (2.13m x 1.93m)
('L' shaped) With fitted carpet, single glazed sash window to rear, access to an Insulated Loft, smoke detector (not tested), radiator, 2 power points and doors to Bedrooms and:-

Shower Room



8'0" x 6'9" (2.44m x 2.06m)
With vinyl floor covering, uPVC double glazed sash window, suite Wash Hand Basin, WC and a Glazed and Tiled Shower Cubicle with a thermostatic shower, ceiling light, extractor fan, chrome heated towel rail/radiator, robe hook, Airing Cupboard with radiator and shelves, alcove with shelves and a toilet roll holder.

Bedroom 1



14'9" x 9'2" (4.50m x 2.79m)
With fitted carpet, double panelled radiator, 2 uPVC triple glazed windows with roller blinds, ceiling light, pull switch, built in wardrobe with shelf, wall shelves and 8 power points.

Bedroom 2



16'2" x 11'0" (4.93m x 3.35m)
With pine floorboards, uPVC triple glazed window, ceiling light, pull switch, double panelled radiator, carbon monoxide alarm and 6 power points.

Externally



Directly to the fore of the Property is a tarmacadamed path and to the side is an Ornamental Stone Hardstanding which allows for Off Road Parking for 2 Vehicles. There is an Ornamental Stone and Slate Chip path surround to the Property and to the rear is a good sized, private enclosed Garden with Slate Chip Areas, Flowering Shrubs and Flower Beds, a Fish Pond and a raised Patio Area. In addition there is a:-

Timber Garden Shed



10'0" x 8'0" (3.05m x 2.44m)

With electric light and power points. Adjoining the Shed at the rear is a:-

Lean to Log Store

There is also a:-

Boiler Shed

Which houses a Grant freestanding Oil Combination Boiler (heating domestic hot water and firing central heating).

Outside Electric Light and Outside Water Tap.

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

Services

Mains Water and Electricity are Connected. Septic Tank Drainage. uPVC Triple Glazed Windows (in the main with the exception of 3 small single glazed windows). Oil Central Heating. Loft Insulation. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

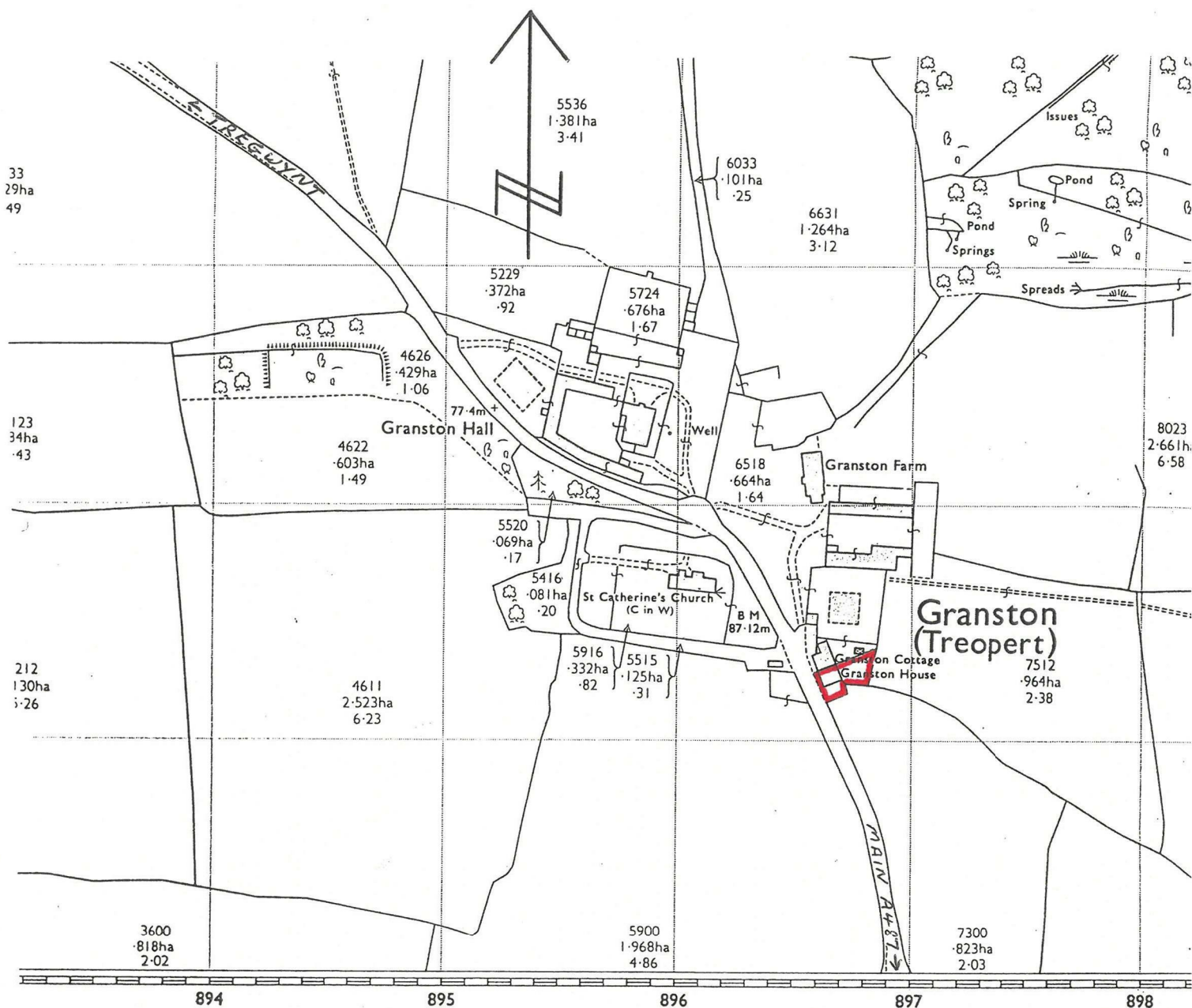
Remarks

Granston House is a comfortable, well appointed, 2 storey Semi Detached Dwelling House which has been extensively modernised and updated in the last year or so. The Property is in excellent decorative order throughout, benefitting from Oil Central Heating, mainly uPVC Triple Glazed Windows and Loft Insulation. In addition, it has Off Road Parking for 2 Vehicles as well as a good sized private Rear Garden with Slate Chip Areas, Flowering Shrubs, raised Patio and a few Mature Trees on the boundary hedges. It is ideally suited for a Couple, Family, Retirement or for Investment purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.

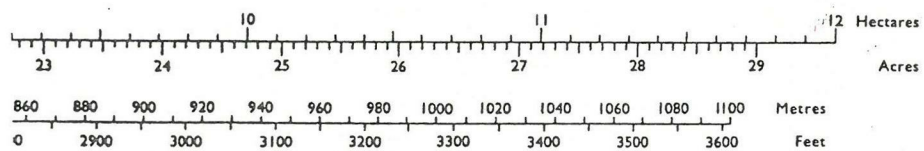
Directions

From Fishguard take the Main A487 road in the direction of St Davids for 3 miles or so and take the turning on the right at the second set of crossroads signposted to Tregwynt and Abermawr. Continue on this road for approximately a mile and Granston House is the first Property on the right.

Alternatively from Haverfordwest take the Main A40 road for some 10 miles and in the village of Letterston take the turning on the left of the crossroads in the direction of St Davids and Mathry. Continue on this road for in excess of 3 miles and upon reaching the crossroads with the Main A487 Fishguard to St Davids road take the turning on the right in the direction of Fishguard. Continue on this road for approximately a mile and take the first turning on the left of the crossroads for Tregwynt. Proceed on this road for a mile or so and Granston House is the first Property on the right. A 'For Sale' board is erected on site.



GRANSTON C.P.



One grid square on this plan represents one hectare.

Made and published by

Area measured
The number and area, in hectares (ha)

4267.....
EXAMPLE: 1.809ha ...
4.47.....

When identifying a parcel it is important
Enclosures or features joined for measurement
Limit of area within which individual parcels are measured

To convert hectares to acres
To convert acres to hectares

NATIONAL

The grid lines form part of the National Grid and defining the position of a point to within 10 metres

1. Take the two letters preceding the sheet number
2. Take the west edge of the grid square in which the point lies and read the figures opposite this line on the north margin. Estimate tens of metres from the grid line to the point. The resulting four figure number is the Easting.
3. Take the south edge of the grid square in which the point lies and read the figures opposite this line on the north margin. Estimate tens of metres from the grid line to the point. The resulting four figure number is the Northing.

England & Wales		Scotland	
.....	Geographical County	.....	Geographical County
.....	Admin County	.....	County Council
.....	County Borough	.....	County of the City
.....	London Borough	.....	Burgh
.....	County Districts	.....	District Council
.....	Civil Parish	.....	Civil Parish
.....	Rural Borough	.....	Partly Constituency & Ward
.....	Partly Constituency & Ward	.....

If an Admin Co., County Borough or Co. of City is coincident with civil parish boundary and civil parish boundary coincides with that of a civil parish the symbol is used.

**Granston House (nr Abermawr),
Castlemorris, Haverfordwest, Pembrokeshire**

Scale 1/2500

Plan for Identification Purposes Only

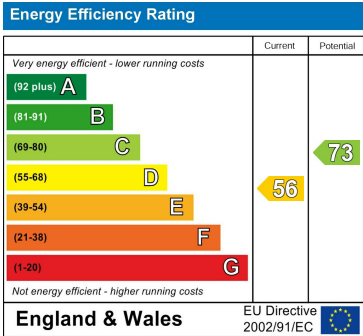
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - D

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.

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