



Cwmllan, Pontfaen, Fishguard, Pembrokeshire, SA65 9SB

Price Guide £195,000

*Enjoying a delightful, south east facing location in the picturesque Gwaun Valley.

*An attractive Detached 2 storey Listed Grade II Character (predominantly stone built) Cottage residence.

*Comfortable Living Room, Kitchen, 2 Bedrooms and Bathroom on the Ground floor and a First Floor Attic Studio/Landing and an Attic Room which is used by the vendor as a 3rd Bedroom.

*Mains Water and Electricity connected. Effluent/Septic Tank Drainage. Partial Economy 7 Heating.

*There is a fenced garden to the fore and a sizeable side Lawned Garden with Garden Shed and Log Store.

*On the opposite side of the Council Road is a hardstanding allowing for Off Road Parking for 2 Vehicles.

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

*Early inspection strongly advised. Realistic Price Guide.

Situation

Cwmllan stands in the picturesque Gwaun Valley and is within a few hundred yards or so of the River Gwaun.

The hamlet of Pontfaen is within a mile or so and has the benefit of a Church, Chapel, a Primary School and a Public House.

The well known Market Town of Fishguard is within 4 miles or so north west 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, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

Within a mile or so of Fishguard is the twin town of Goodwick and Fishguard Harbour which is renowned as a Ferry Port for Southern Ireland. There is also a Railway Station.

The Pembrokeshire Coastline at Aberbach is within 4.5 miles or so and also close by are the other well known Sandy Beaches and Coves at Pwllgwaelod, Cwm-yr-Eglwys, Aberfforest, Aber Rhigian, Cwm, Parrog, Newport Sands, The Parrog Goodwick, Abermawr, Aberbach, Abercastle and Porthgain.

The Property stands within the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

The River Gwaun which is close by provides good Salmon, Sea Trout (Sewin) and Trout fishing.

The County and Market Town of Haverfordwest is some 15 miles or so south 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, Petrol Filling Stations, Supermarkets, 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 both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Cwmllan fronts onto Fishguard to Pontfaen Council Maintained District Road and is within a mile or so of the hamlet of Pontfaen.

Directions

From Fishguard, take the B4313 Road south east in the direction of Maenclochog for some 2.5 miles passing

through the village of Llanychae and a third of a mile or so further on and upon reaching (what appears to be a crossroads) follow the road to the left towards Maenclochog. Continue on this road for 400 yards or so and where the road bears right (up the hill), continue straight on. Proceed down the hill for in excess of half a mile and follow the road to the left and proceed over the bridge. Continue on this road for half a mile or so and Cwmllan is situated on the left hand side of the road. A 'For Sale' board is erected on site.

Description

Cwmllan comprises a Detached 2 storey Listed Grade II Cottage of mainly solid stone construction with rendered and whitened elevations under a pitched slate and composition slate roof. There is a single storey flat roof extension to the rear of the Property. Accommodation is as follows:-

Living Room



13'3" x 11'1" (4.04m x 3.38m)

Inglenook fire place with red brick feature surround, Wooden Velux window, wooden window, open beam ceiling, exposed beams, vinyl flooring, fitted pine floor and wall cupboards, electric storage heaters, door to:-

Sitting Room



11'4" x 7'7" (3.45m x 2.31m)

With open beam ceiling, linen cupboard, vinyl floor covering, telephone point and an Airing Cupboard with a lagged copper hot water cylinder and immersion heater.

Kitchen



22'0" x 5'9" (6.71m x 1.75m)

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, plumbing for washing machine, part tiled walls, tiled flooring, electric storage heater, door to:-

Rear Hall



Stair ladder rising to the first floor, electric storage heater, wooden window, vinyl flooring throughout, doors to:-

Bathroom



Low flush WC, pedestal wash basin, pine panelled bath with fitted shower hose, heated towel rack, part tiled walls, vinyl flooring

Bedroom



13'0" x 10'0" maximum (3.96m x 3.05m maximum)

Red brick feature fireplace, wooden window, vinyl flooring, double wooden doors to garden.

First Floor

Loft Studio/ Landing



13'0" x 10'0" (3.96m x 3.05m)

With Velux window, cold water tank, wooden flooring throughout, reduced headroom and opening to:-

Loft Bedroom



13'6" x 7'8" maximum (4.11m x 2.34m maximum)

With open beam ceiling, wooden flooring, reduced headroom and Velux window with roller blind.

Externally



There is a fenced forecourt to the Property with Roses, Shrubs etc and to the side of the Property is a sizeable Lawned Garden, together with Garden Shed and Log Store. On the opposite side of the Council Maintained District Road is a parking area for 2 vehicles.

The boundaries of Cwmllan are edged in red on the attached Plan to the Scale of 1/2500. This Plan is strictly for Identification purposes only.

Services

Mains Water and Electricity are connected. Effluent Tank
Drainage. Telephone, subject to British Telecom
Regulations. Partial Economy 7 Heating.

Listed Property

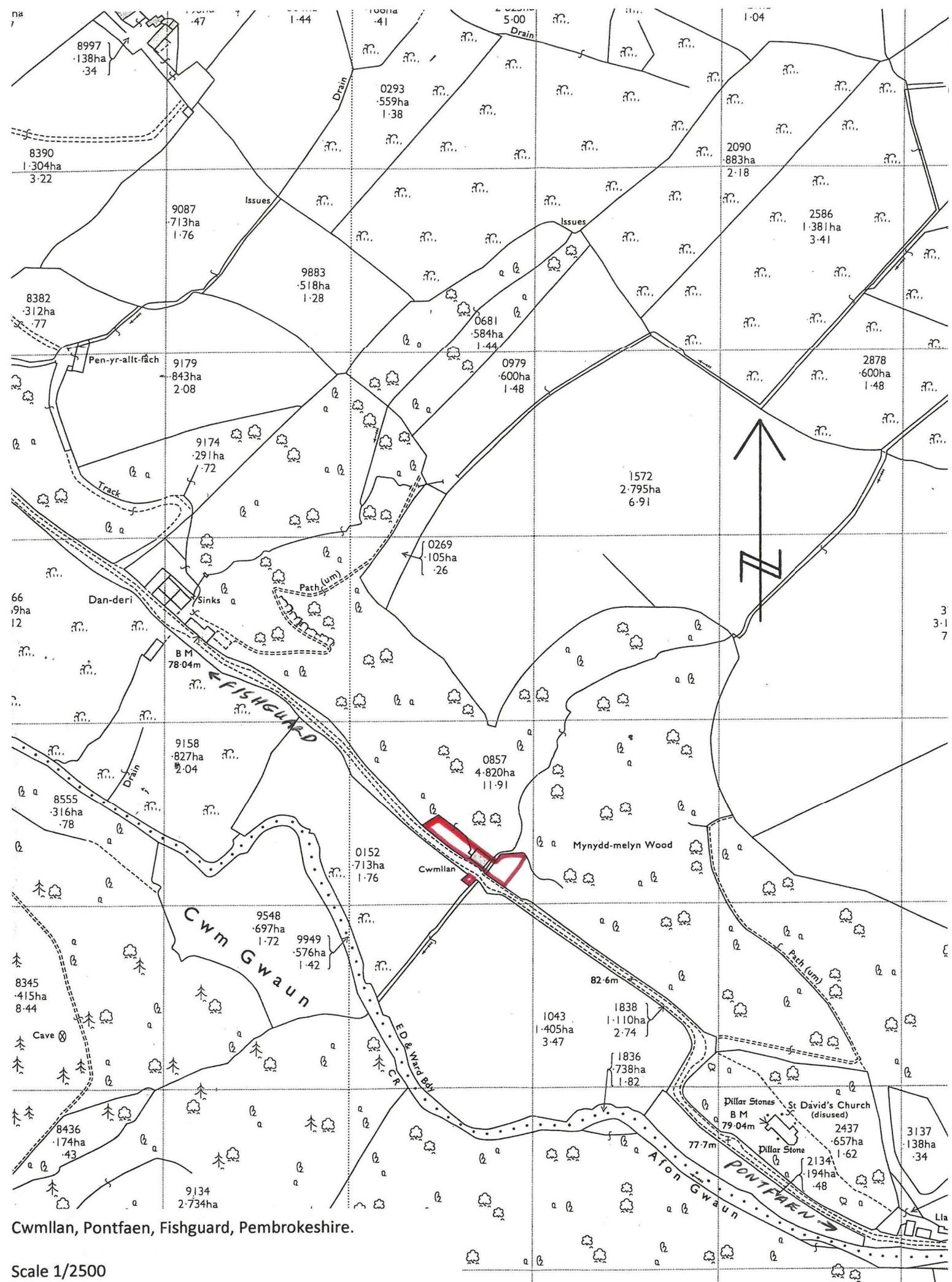
Cwmllan is a Listed Grade II Property.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Cwmllan is a delightfully situated character Listed Grade II Cottage residence which stands in the renowned Gwaun Valley which is within easy car driving distance of the Market Town of Fishguard. The Property has a wealth of character and has 2 bedroom accommodation on the Ground Floor together with a Living Room, Kitchen and Bathroom and 2 Attic Rooms which are accessed via a stair ladder. It stands in good sized Gardens and Grounds and has the benefit of a hardstanding on the opposite side of the Council Road which allows for Off Road Parking for 2 Vehicles. It enjoys a delightful south east facing location which benefits from views over Open Countryside to the River Gwaun and the Woodland beyond. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

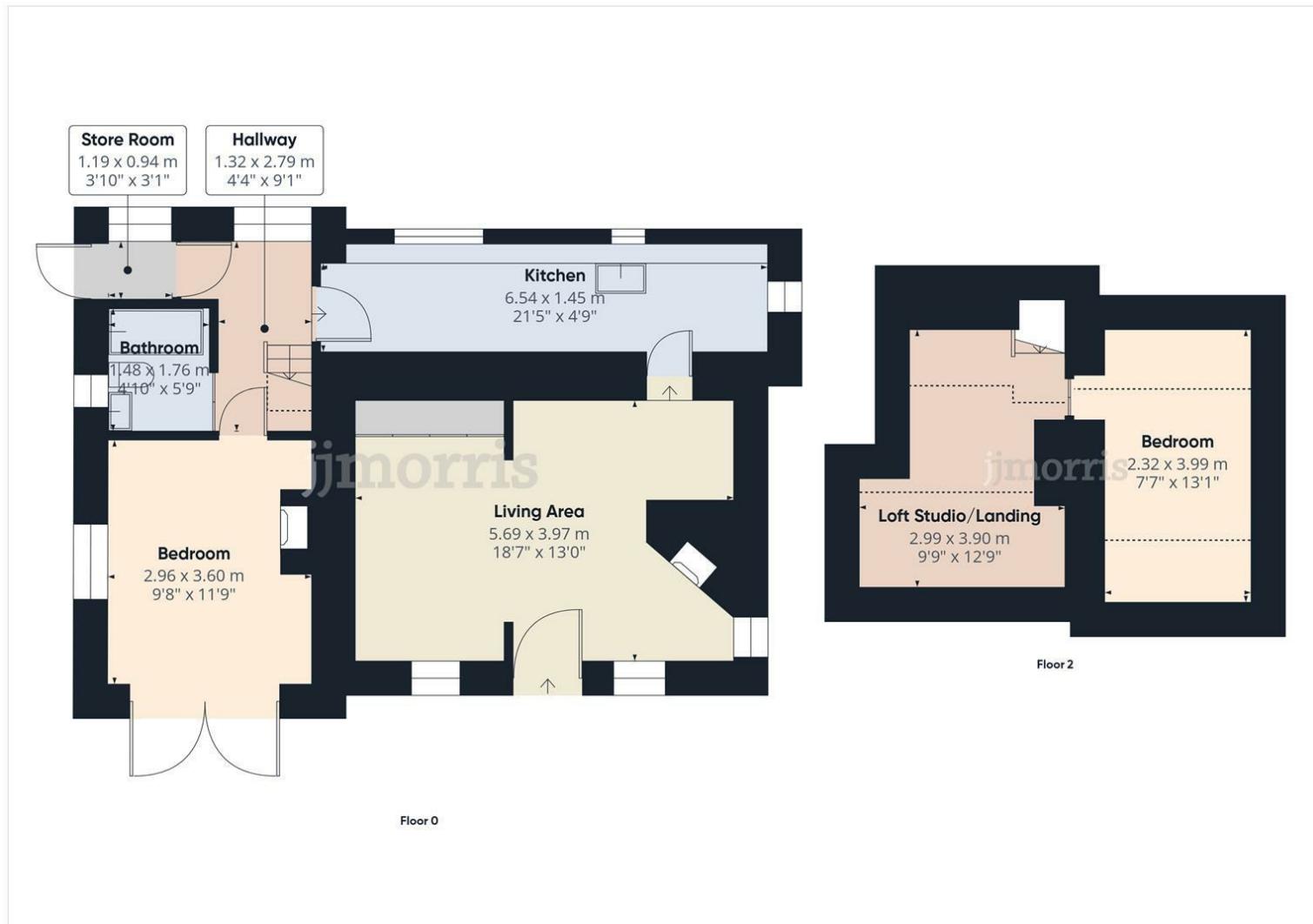


Cwmllan, Pontfaen, Fishguard, Pembrokeshire.

Scale 1/2500

Plan for Identification purposes only.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		1	36
EU Directive 2002/91/EC			

Council Tax Band - C

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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