



Ty Gwyn, Llandeloy, Haverfordwest, Pembrokeshire, SA62 6ND

Price Guide £475,000

- * A delightfully situated 2.75 Acre Residential Holding.
- * Private location within 2 miles or so by road of the village of Croesgoch.
- * Deceptively spacious Detached 2 storey Character Cottage Residence.
- * Comfortable 2 Reception, Kitchen/Diner, Utility, 3 Bedrooms, Bathroom and Separate WC accommodation.
- * Oil Central Heating and an Oil fired Aga Cooking/Heating Range. Double Glazing and Loft/Roof Insulation.
- * Good sized Garage/Workshop 23'6" x 14'7" with Storage Loft 14'6" x 10'0" approx.
- * Delightful Gardens and Grounds including Lawned areas, Paved Patio's, Flowering Shrubs, Soft Fruits and a Summer House.
- * Several Orchard areas with Apple, Pear, Damson, Plum and Quince Trees, Vegetable area with 6 raised Beds, Polytunnel 25'0" x 12'0" approx, as well as areas of Scrub Land and Natural Habitat which borders the Access Lane.
- * Private location within 3.75 miles or so of the North Pembrokeshire Coastline at Porthgain.
- * Ideally suited for Family or Retirement purposes. Early inspection strongly advised. EPC Rating E

SITUATION

Ty Gwyn stands in a delightful rural location within 2 miles by road of the village of Croesgoch. Croesgoch being close by, has the benefit of a Primary School, Chapel, Public House/Post Office, a Repair Garage, a Beauty/Hairdressers Salon, an Agricultural Store and an Art Gallery.

Within 6.5 miles or so is the Cathedral City of St Davids which has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, a Bank, Public Houses, Restaurants, Hotels, Cafes, Take-Away's, Art Galleries, a Supermarket/Post Office, a Petrol Filling Station/Hotel/Store, a Memorial Hall and a Rugby Club.

The North Pembrokeshire Coastline at Porthgain is within 3.5 miles or so and also close by are the other well known sandy beaches and coves at Traeth Llyfn, Abereddy, Whitesands Bay, Porthclais, Caerfai, Solva, Newgale and Aberfelin.

The County and Market Town of Haverfordwest is some 12 miles or so south east 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, Supermarkets, a Post Office, Repair Garages, a Further Education College, The County Council Offices and The County Hospital at Withybush.

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

Ty Gwyn is accessed over a hardsurfaced lane of approximately half a mile off a quiet Council Maintained District Road.

DIRECTIONS

From Fishguard, take the Main A487 Road south west for some 9 miles and in the village of Croesgoch, take the turning on the left onto the B4330 Road, signposted to Haverfordwest. Continue on this road for a 100 yards or so and take the first turning on the right. Proceed on this road for a third of a mile ignoring the turning to the left and continue on this road for in excess of three quarters of a mile or so and take the second farm lane turning on the right opposite Tresewig. Take the road to the right and a hardsurfaced lane of half a mile leads into Ty Gwyn which is at the end of the lane.

Alternatively from Haverfordwest, take the B4330 Road north west for some 14 miles and on entering the village of Croesgoch, take the first turning on the left, just prior to The Farmstead. Follow directions as above.

DESCRIPTION

Ty Gwyn comprises a Detached 2 storey Cottage of solid stone and cavity concrete block construction with part natural stone faced elevations, part coloured stone faced and part rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

Hardwood Painted Entrance Door to:-

Sitting Room



17'6" x 14'0" (5.33m x 4.27m)

(maximum measurement). With fitted carpet, double panelled radiator, 2 windows (One uPVC Double Glazed and One Triple Glazed), 3 wall uplighters and a wall light, Inglenook Fireplace with a raised Slate hearth housing a Woodburning Stove, TV point, 5 power points, doors to Study and:-

Kitchen/Dining Room



12'6" x 11'6" (3.81m x 3.51m)

With quarry tile floor, 2 double glazed windows, open beam ceiling, range of Oak fronted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, Aga Oil fired Rayburn Range (heating domestic hot water and cooking), part tile surround, appliance points, 6 power points, brick feature wall, 2 ceiling lights, Slate shelf over door leading to Sitting Room and a Pine door to:-

Rear Hall



5'11" x 3'10" (1.80m x 1.17m)
(maximum). With quarry tile floor, open beam ceiling, ceiling light, Slate shelf at high level, half glazed (9 pane) hardwood stable door to rear Garden and a sliding Pine door to:-

Utility Room



7'4" x 5'5" (2.24m x 1.65m)
With quarry tile floor, ceiling light, Worcester Greenstar Danesmoor Oil Boiler (firing Central Heating), Central Heating Timeswitch, Belfast sink with mixer tap and a Porcelain drainer, coat hooks, plumbing for automatic washing machine, double glazed window, part tile surround and 4 power points.

2 Pine doors from the Sitting Room give access to a:-

Study



13'5" x 8'1" (4.09m x 2.46m)
With fitted carpet, 2 double glazed windows, Pine staircase to First Floor, Cast Iron Open Fireplace with a Pine surround and Slate hearth, open beam ceiling, 2 power points, electricity consumer unit, double panelled radiator and door to with step down to:-

Inner Hall

9'11" x 7'0" (3.02m x 2.13m)
("L" shaped maximum). With fitted carpet, 2 power points, radiator, double glazed window, open beam ceiling, wall uplighter and Pine doors to Bedroom 1 and:-

Bathroom



9'2" x 6'11" (2.79m x 2.11m)
With fitted carpet, radiator, open beam ceiling, Manrose extractor fan, double glazed window, wall mirror, dado rail, white suite of Pine panelled Bath, Wash Hand Basin and WC, Redring Plus 8S Electric Shower over Bath, shower curtain and rail, 2 wall shelves, towel rail, shaver light/point and a toilet roll holder.

Bedroom 1



13'10" x 13'10" (4.22m x 4.22m)
("L" shaped maximum). With 3 double glazed windows, fitted carpet, open beam ceiling, ceiling light, 2 double panelled radiators and 4 power points.

FIRST FLOOR

Landing



13'4" x 8'6" (4.06m x 2.59m)
("L" shaped maximum). With fitted carpet, ceiling light over stairwell, 2 double glazed windows, double panelled radiator, open beam ceiling, telephone point, Mains Smoke Detector (not tested) and access to an Insulated Loft.

Bedroom 2



14'2" x 13'5" (4.32m x 4.09m)
With fitted carpet, 2 Velux windows, Slate shelf, double glazed window, 2 wall lights, double panelled radiator, access to undereaves storage space, 4 power points and an Airing Cupboard with a pre-lagged Copper Hot Water Cylinder and Immersion Heater.

Inner Landing

6'8" x 5'0" (2.03m x 1.52m)
(approx). With fitted carpet, Velux window, downlighter, Pine door to Bedroom 3 and a sliding Pine door to:-

Separate WC



6'10" x 5'4" (2.08m x 1.63m)
With fitted carpet, suite of Wash Hand Basin and WC, Velux window, part tile surround, toilet roll holder, radiator, 2 corner shelves, towel rail/shelf, shaver light and a wall light.

Bedroom 3



13'11" x 13'11" (4.24m x 4.24m)
(maximum measurement). With fitted carpet, double panelled radiator, ceiling light, exposed beams, Velux window, double glazed window, wall light, 4 power points and a fitted Pine wardrobe.

N.B. The measurement of the floor area in this room is 13'11" x 10'7" (4.24m x 3.23m)

EXTERNALLY

Directly to the fore of the Property is a Paved Patio area and beyond is a Chipping hardstanding which allows for ample Vehicle Parking and Turning Space. There is, in the main, a Concrete Path surround to the Cottage and to the rear is a good sized Paved Patio with a Pergola with Clematis and Climbing Plants and a good sized rear Lawn Garden with various Flower and Shrub Borders and a Soft Fruit Bed. There is also a:-

Timber Summer House



16'0" x 12'0" (4.88m x 3.66m)
(approx). With 3 double glazed windows, single drainer stainless steel sink unit, Electric Water Heater, double glazed French doors and 6 power points.

Adjoining at the rear is an:-

Outside WC

Beyond the Patio and parking area at the fore are Lawned areas together with a turfed roof stone Pigsty and also an old semi derelict stone Pigsty.

Adjacent to the Parking area and Drive is a:-

Garage/Workshop



23'6" x 14'6" (7.16m x 4.42m)

Of concrete block construction with rendered and coloured elevations under a pitched composition slate roof. It has double wooden folding doors, a pedestrian door, 3 windows and a:-

Storage Loft

14'6" x 10'0" (4.42m x 3.05m)

The Land in total extends to 2.75 Acres or thereabouts which includes part of the Access Lane as well as several Orchard areas - one of which has 25 Apple Trees whilst the other has Russet and Crab Apples and a Damson Orchard. There are Orchards with Pear, Damson, Plum and Quince as well as a Vegetable Garden with 6 raised Beds and a:-

Polytunnel



25'0" x 12'0" (7.62m x 3.66m)
(approx).

Adjacent to the Lane are Sitting areas and areas of Scrub Land/Natural Habitat where there is also a Spring. The Lane closest to the Cottage is either Willow or Rhododendron tree lined.

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

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

SERVICES

Mains Water and Electricity are connected. Drainage is to a Septic Tank. Oil Central Heating via the Worcester Boiler.

Oil fired Aga Range (heating domestic hot water and cooking). Double Glazed Windows (One uPVC Double Glazed) and Velux Double Glazed Skylight Windows. Cavity Wall and Roof Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. Mi-Fi aerial and router for 4g broadband. Fibre to the home available.

TENURE

Freehold with Vacant Possession upon Completion.

RIGHTS OF WAYS

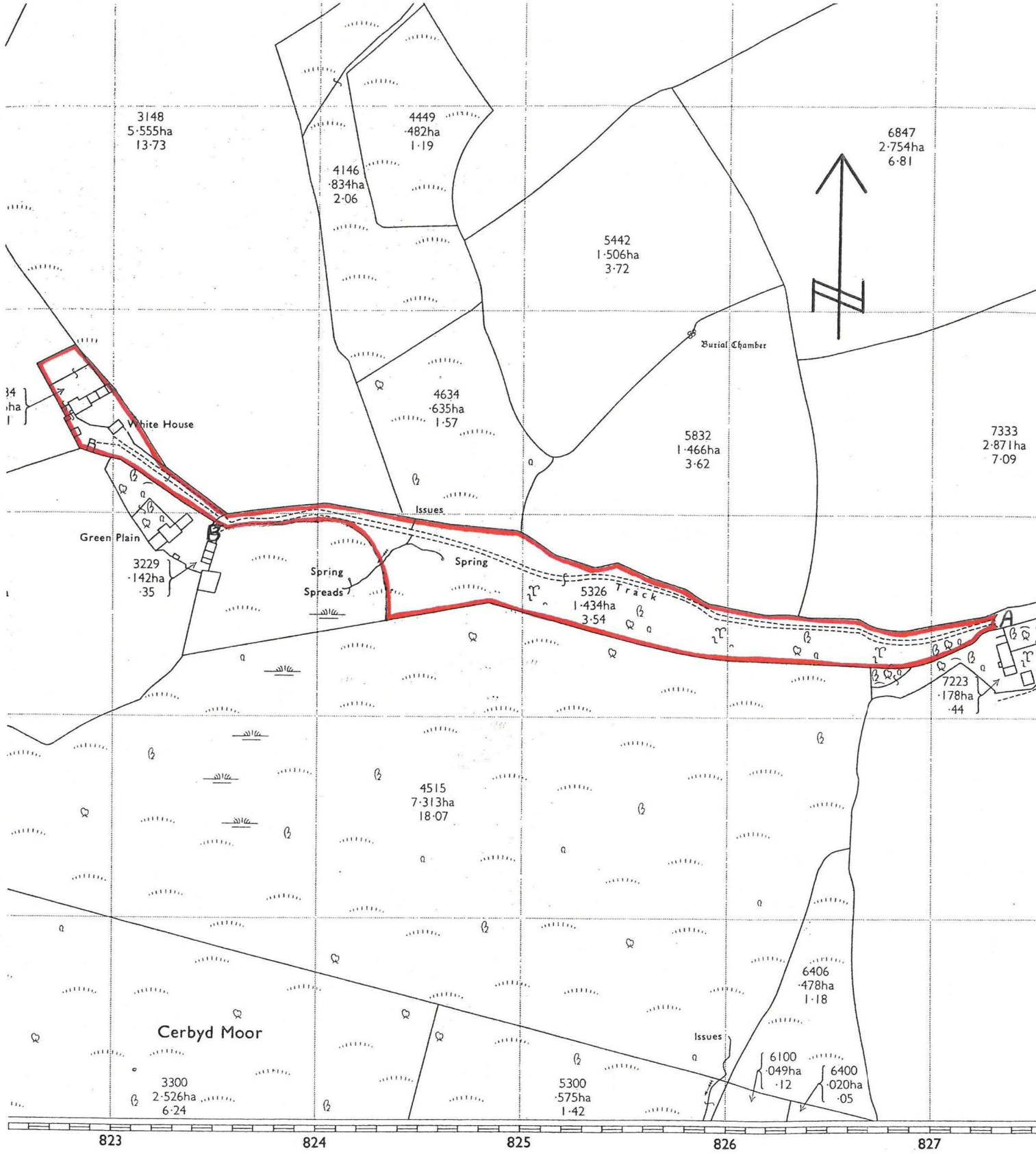
Vehicular and Pedestrian Access Rights of Way exist over part of the Access Lane as far as point "A" on the Plan. Access Rights of Ways exist in favour of the Outbuildings at Greenplain between points "A" and "B" on the same Plan.

REMARKS

Ty Gwyn is a delightfully situated Detached 2.75 Acre Residential Holding which stands in a private and peaceful Rural location within 3.5 miles or so of the North Pembrokeshire Coastline at Porthgain. The Property benefits a deceptively spacious Detached 2 storey Character Cottage Residence which has Oil Central Heating, Double Glazing and both Cavity Wall and Loft Insulation. In addition, there is a Timber Garden Summer House as well as a good sized Garage/Workshop with Loft over. In all, the Property stands in approximately 2.75 Acres or thereabouts which includes Lawned areas, Paved Patio's, Vegetable Plots, a Polytunnel, Flowering Shrubs, Rhododendrons etc as well as several Orchard areas, Soft Fruit areas and areas of Scrub Land/Natural Habitat with potential to improve. Residential Holdings of this nature in private locations and away from roads are few and far between and the opportunity to purchase should not be missed. Early inspection is strongly advised.



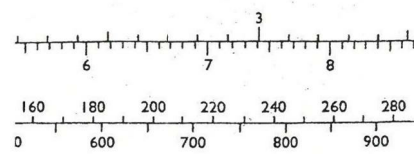
TY GWYN



**Ty Gwyn,
Llandely, Haverfordwest, Pembrokeshire**

Plan Not to Scale.

Plan for Identification Purposes Only



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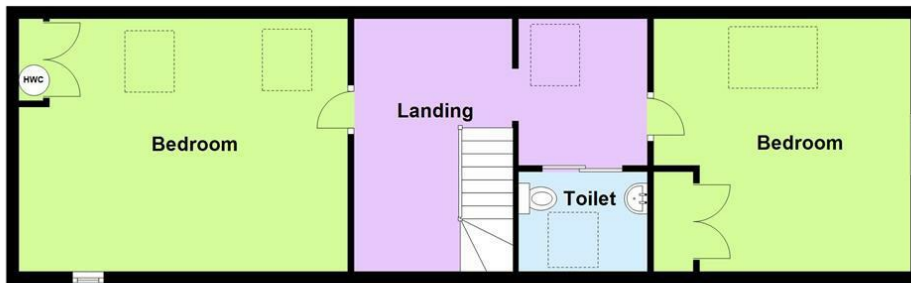
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|----------|----------------|------------|-------------------------|-----------|-------------------------|
| BH..... | Boundary Post | LG..... | Loading Gauge | PTP..... | Police Telephone Pillar |
| BM..... | Boundary Stone | L Ho..... | Lighthouse | RH..... | Road House |
| BP..... | Boundary Stone | L Twr..... | Lighting Tower | rp..... | Revision Point |
| BS..... | Boundary Stone | m..... | Metres | S..... | Stone |
| C..... | Crane | MHW..... | Mean High Water | SB..... | Signal Box |
| CH..... | Club House | MHW S..... | Mean High Water Springs | S Br..... | Signal Bridge |
| Chy..... | Chimney | | | SD..... | Sundial |
| Cn..... | Capstan | | | S L..... | Signal Light |

Floor Plan

Ground Floor

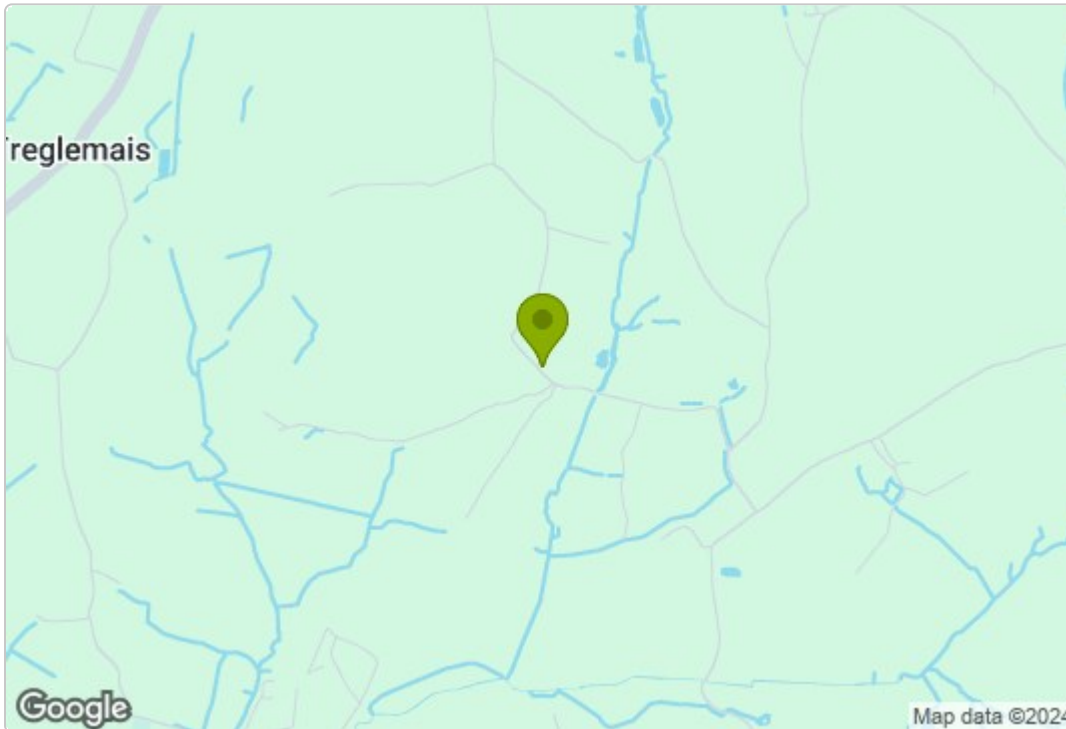


First Floor

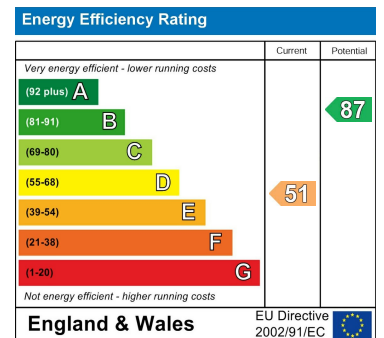


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Council Tax Band - F

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

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