



Brynawel, 22 Heol Caradog, Fishguard, Pembrokeshire, SA65 9AY

Price Guide £545,000

- * A deceptively spacious Detached modern 2 storey Residence.
- * Well appointed 2/3 Reception, Kitchen, Utility, 4 Bedrooms and 2 Bathroom accommodation.
- * Spacious First Floor Office/Work Room/Studio 20'5" x 19'0" (maximum) together with an adjoining Store Room with potential to convert to a Self Contained Annexe (subject to any necessary Consents).
- * All Mains Services. Gas Central Heating. Double Glazing. Cavity Wall and Loft Insulation.
- * Spacious Integral Garage/Workshop and Off Road Vehicle Parking to the fore.
- * Front and rear Patio areas as well as a reasonable sized Lawned Garden.
- * Superb Coastal Sea views over Fishguard Bay to Dinas Head and beyond as well as Rural views to Dinas Mountain.
- * Ideally suited as a Family Home with a spacious Home Office/Studio/Work Room with potential Annexe.
- * Early inspection strongly advised. Realistic Price Guide.

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, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a Post Office, Library, Repair Garages, Art Galleries, a Cinema/Theatre, 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 Pembrokeshire Coastline 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, Porthgain Traeth Llyfn, Aberiddy and Whitesands Bay.

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, Repair Garage, Art Galleries, a Library, Supermarkets, a Post Office, Petrol Filling Stations, 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.

Heol Caradog is a popular, elevated Residential Area which is situated on the south eastern fringes of the Town from where Coastal Sea Views over Fishguard Bay as well as Rural Views to Dinas Mountain can be enjoyed. 22 Heol Caradog is situated within a half a mile or so of Fishguard Town Shopping Centre and Market Square.

DIRECTIONS

From the Offices of Messrs J. J. Morris at 21 West Street, turn right and some 20 yards or so further on, bear left and proceed up to Market Square. Take the first exit on the left into Main Street and continue on this road for 75 yards or so and take the turning on the right into Hamilton Street. Proceed on this road for a 100 yards or so and continue up the hill into the Wallis and then into Penwallis. Proceed on this road for 250 yards or so and take the third turning on the left into Bryn Llewellyn. Proceed on this road for a 100

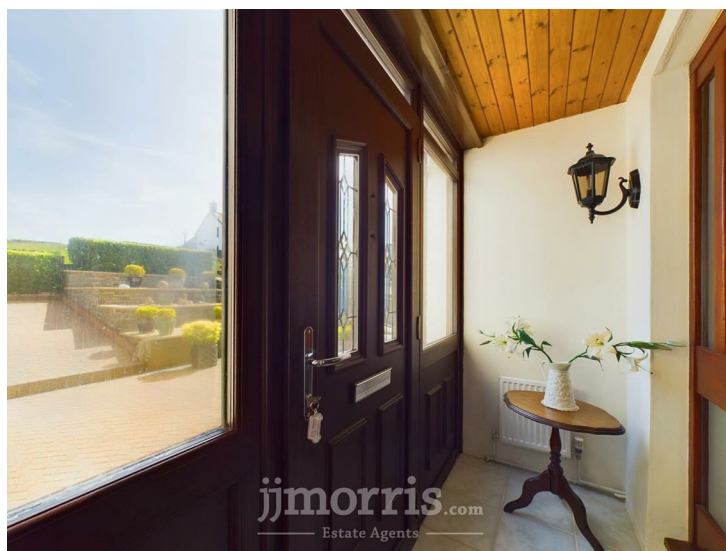
yards or so and take the first turning on the right into Heol Caradog. Continue on this road for 250 yards or so and Brynawel, 22 Heol Caradog is situated on the left hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

Brynawel, 22 Heol Caradog comprises a Detached 2 storey Residence of cavity concrete block construction with rendered and coloured roughcast elevations under a Redland Cambrian pitched slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

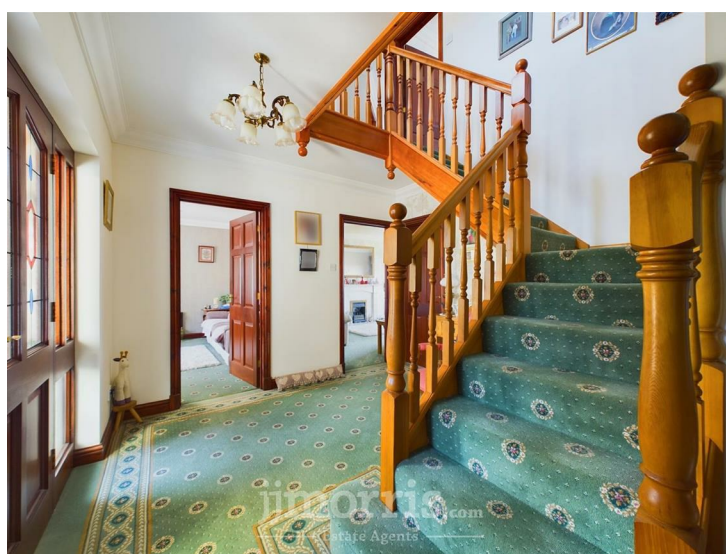
Porch



8'8" x 3'7" (2.64m x 1.09m)

With ceramic tile floor, Pine tongue and groove clad ceiling, 2 wall lantern lights and a hardwood half glazed stained glass door to:-

Reception Hall



16'11" x 10'10" (5.16m x 3.30m)

(maximum). With fitted carpet. Pine staircase to First Floor, 2 ceiling lights, radiator, 3 power points, attractive cornice, built in cloaks cupboard, doors to Reception Rooms, Kitchen and:-

Cloakroom

9'0" x 3'11" (2.74m x 1.19m)

With vinyl floor covering, radiator, half tiled walls, suite of Wash Hand Basin and WC, attractive cornice, ceiling light, Manrose extractor fan, toilet roll holder and towel ring.

Sitting Room



18'4" x 12'6" (5.59m x 3.81m)

With fitted carpet, Marble fireplace housing a coal effect Gas fire, attractive cornice, ceiling light on dimmer, radiator, TV point, lamp points, 8 power points and a hardwood double glazed Patio door to a Paved Balcony (which affords superb Coastal Sea views over Fishguard Bay to Dinas Head and beyond as well as Rural views to Dinas Mountain).

Television Room/Snug



12'5" x 10'11" (3.78m x 3.33m)

With fitted carpet, radiator, uPVC double glazed window with vertical blinds, attractive cornice, ceiling light, 2 TV points, telephone point and 8 power points.

Dining Room

14'11" x 10'6" (4.55m x 3.20m)

With vinyl floor covering, radiator, uPVC double glazed French Doors to Paved Balcony (affording Sea and Rural

views), uPVC double glazed window, attractive cornice, ceiling light, fitted Oak floor and wall cupboards housing a Zanussi built in eye level Double Oven/Grill, part tiled surround, cooker box, 6 power points, lamp point and opening to:-

Kitchen/Breakfast Room



15'3" x 11'4" (4.65m x 3.45m)

With door to Reception Hall, vinyl floor covering, range of Oak fitted floor and wall cupboards, Oak dresser unit, Zanussi 4 ring Cooker Hob, Cooker Hood (externally vented), attractive cornice, 5 No. 3 ceiling spotlights, uPVC double glazed window (affording Coastal Sea views over Fishguard Bay to Dinas Head), inset single drainer one and a half bowl Silk Quartz sink unit with mixer tap, part tile surround, radiator, 12 power points and door to:-

Side Entrance Hall



13'0" x 7'2" (3.96m x 2.18m)

With vinyl floor covering, radiator, hardwood double glazed window with venetian blinds, uPVC double glazed door to exterior, staircase to First Floor, attractive cornice, ceiling light, 2 power points, understairs cupboard with 2 power points and doors to Garage/Workshop and:-

Utility Room



8'6" x 7'1" (2.59m x 2.16m)

With vinyl floor covering, radiator, inset single drainer stainless steel sink unit with hot and cold, plumbing for automatic washing machine, part tile surround, Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), attractive cornice, ceiling light, 6 power points, coat hooks, hardwood double glazed window (affording Sea views) with roller blind and appliance points.

A staircase from the Side Entrance Hall gives access to the :-

First Floor

Landing

3'3" x 3'2" (0.99m x 0.97m)

With fitted carpet, ceiling light, coved ceiling, smoke detector (not tested), 2 power points and door to:-

Office/Work Room/Studio



20'5" x 19'0" (6.22m x 5.79m)

("L" shaped maximum). With fitted carpet, uPVC double glazed window with vertical blinds, strip light and 2 ceiling lights, Velux window, ample power points, telephone points, fitted work desks, 2 radiators and door to:-

Store Room

7'10" x 6'6" (2.39m x 1.98m)

With fitted carpet, strip light, shelving, 6 power points and a single drainer stainless steel sink unit with hot and cold water.

N.B. The Office/Work Room/Studio and Store Room have potential to convert to an Annexe (subject to any necessary consents) or it could be used as part of the Main Residence.

A staircase from the Reception Hall gives access to a:-

Half Landing

3'0" x 3'0" (0.91m x 0.91m)

With fitted carpet and staircase to:-

Main Landing



16'5" x 10'5" (5.00m x 3.18m)

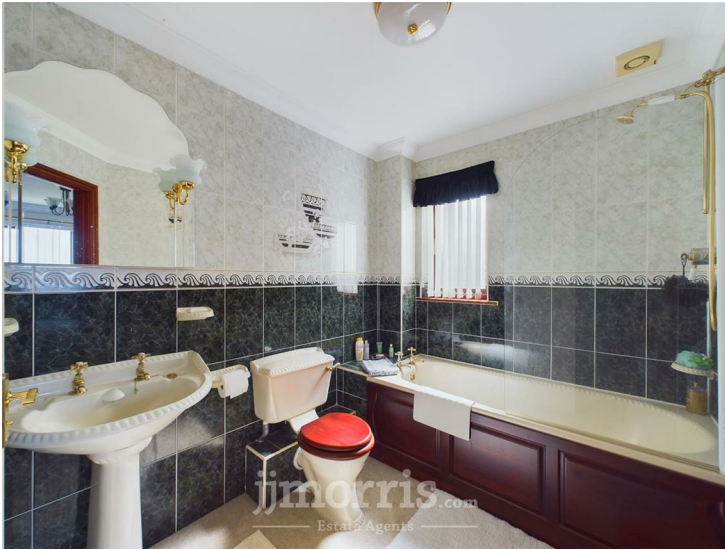
("U" shaped maximum). With fitted carpet, radiator, uPVC double glazed window with vertical blinds, ceiling light over stairwell, smoke detector (not tested), 4 power points, access to an Insulated Loft and a built in Airing Cupboard with radiator and shelves.

Bedroom 1



18'0" x 11'3" (5.49m x 3.43m)
("L" shaped maximum). With fitted carpet, hardwood double glazed window with vertical blinds (affording superb Coastal Sea views over Fishguard Bay to Dinas Head), attractive cornice, ceiling light, radiator, 6 power points and door to:-

En Suite Bathroom



8'7" x 6'7" (2.62m x 2.01m)
With fitted carpet, hardwood double glazed window, fully tiled walls, suite of panelled Bath with Thermostatic Shower over and a glazed shower screen, Wash Hand Basin and WC, towel rail, toilet roll holder, 2 soap dishes, robe hook, Manrose extractor fan, fully tiled walls, attractive cornice, ceiling light, radiator and an illuminated wall mirror.

Bedroom 2



16'6" x 10'0" (5.03m x 3.05m)
With fitted carpet, 2 hardwood double glazed windows with vertical blinds (affording superb Coastal Sea views over Fishguard Bay to Dinas Head), attractive cornice, ceiling light, fitted range of wardrobes, chest of drawers and dressing table, radiator, TV point and 5 power points.

Bedroom 3



12'7" x 11'0" (3.84m x 3.35m)
With fitted carpet, uPVC double glazed window with vertical blinds, attractive cornice, ceiling light, robe hooks, radiator and 6 power points.

Bedroom 4



12'6" x 10'0" (3.81m x 3.05m)

With fitted carpet, attractive cornice, ceiling light, radiator, 8 power points and a hardwood double glazed window (affording Coastal Sea views over Fishguard Bay to Dinas Head).

Bathroom



12'6" x 7'3" plus shower recess 2'6" x 2'6" (3.81m x 2.21m plus shower recess 0.76m x 0.76m)

With vinyl floor covering, radiator, suite of panelled Bath with Shower attachment, Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Mira Thermostatic Shower, part tiled surround, hardwood double glazed window, soap dish, toothbrush holder, toilet roll holder, towel ring, illuminated wall mirror, robe hooks, attractive cornice and ceiling light.

Externally



A sloping block pavior drive at the fore gives access to an:-

Integral Garage/Workshop



21'0" x 19'0" (6.40m x 5.79m)

(maximum measurement). With a metal roller up and over door, single drainer stainless steel sink unit with hot and cold, 2 strip lights, 4 power points, electricity consumer unit, telephone point, pedestrian door to Side Entrance Hall and 2 double glazed windows with vertical blinds (one uPVC double glazed and one hardwood double glazed).

Directly to the fore of the Property is a block pavior Patio area together with a raised Ornamental Stone Patio Garden on 3 levels. There is a concrete and block pavior path surround to the Property which gives access to a good sized rear Lawned Garden with a Paved Patio and an Ornamental Stone area. A pedestrian door from the rear Patio gives access to a:-

Store Shed/Workshop



23'0" x 10'0" (7.01m x 3.05m)

Of cavity concrete block construction with a Bison Beam and Concrete Block roof with concrete paving slabs covering the entire area to form a Balcony which is accessed from the Ground Floor accommodation of the Dwelling House via a hardwood double glazed Patio door from the Sitting Room and uPVC double glazed French Doors from the Dining Room.



4 Outside Electric Lights and an Outside Water Tap.

The approximate boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500. N.B. The Land to the north of Heol Caradog has now been developed. The Plan attached is from an old extract of an Ordinance Survey Plan and is for Identification Purposes Only.

SERVICES

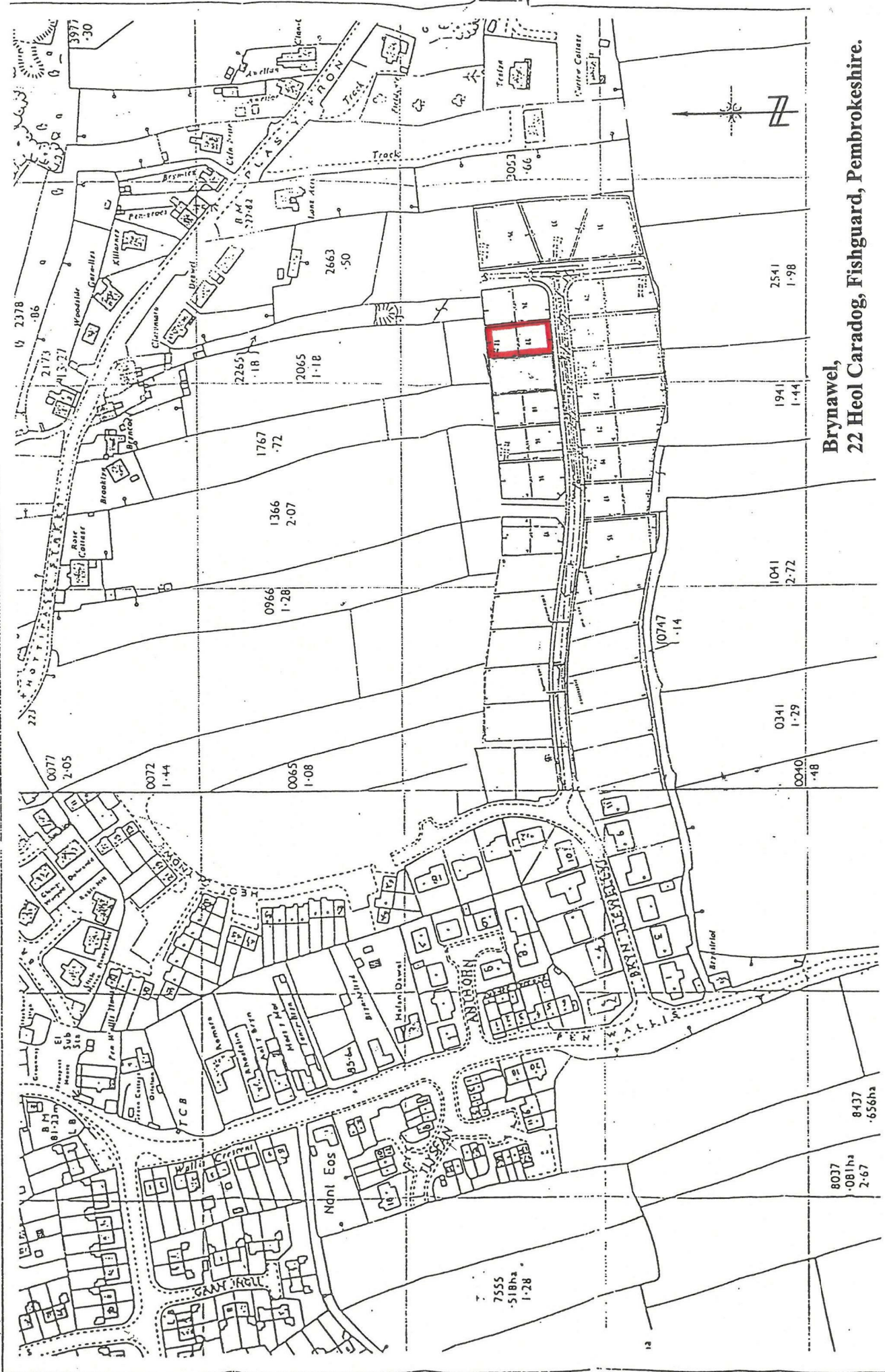
Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. Hardwood or uPVC Double Glazed Windows and Doors. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. 10 Photovoltaic Panels on south facing roof.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

Brynawe, 22 Heol Caradog is a spacious Detached Modern Private Residence which stands in an elevated part of Fishguard known as Heol Caradog from where superb Coastal Sea views over Fishguard Bay to Dinas Head and beyond as well as Rural views to Dinas Mountain can be enjoyed. The Property is ideally suited for Family or early Retirement purposes and has spacious well appointed accommodation in excellent decorative order throughout. In addition, it has Off Road Parking as well as a good sized Integral Garage/Workshop as well as a First Floor Home Office/Studio with potential to convert into a Self Contained Annexe or for Airbnb purposes. In addition, it has a good sized Integral Garage/Workshop as well as Off Road Parking and sizeable, easily maintained Gardens including a Lawned Garden and Paved Patio areas. In addition, there is a good sized Store Shed/Workshop 23'0" x 10'0". In order to appreciate the qualities of this exceptional Property and indeed its location and outlook, inspection is essential and strongly advised.



**Brynawel,
22 Heol Caradog, Fishguard, Pembrokeshire.**

**Scale 1/2500
Plan for Identification Purposes Only**

8037
-081ha
2.67

8437
-656ha

2541
1.98

1941
1.44

1041
2.72

0341
1.29

0040
.48

10747
1.14

7555
-518ha
1.28

1767
.72

1366
2.07

0966
1.28

0072
1.44

0065
1.08

2663
.50

2065
1.18

2265
1.18

2378
.06

2173
1.32

3977
.30

Floor Plan



Area Map



Energy Efficiency Graph

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

Council Tax Band - G

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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