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12 Maesgrug, Stop And Call – SA64 0HB

£115,000 Freehold

- Ideally suited for First Time Buyers, a Couple, Retirement or for Letting purposes.
- An attractive Terraced Ex Local Authority 2 storey Dwelling House.
- Comfortable Hall, Sitting Room, Kitchen/Diner, 3 Bedrooms, 1 Boarded Loft Room and Bathroom with overhead shower accommodation.
- Boarded Loft Room accessed via stairs.
- Gas Central Heating, uPVC Double Glazing and Roof Insulation.
- Off Road Parking Space for 2 Vehicles
- Rear concreted paved patio area
- Early inspection strongly advised. Realistic Price Guide
- EPC Rating 'D'

Situation

Stop and Call is an elevated residential area of Goodwick which stands within half a mile or so of the centre and the Shops at Main Street. Goodwick has the benefit of a few Shops, a Primary School, Supermarket, 2 Fish and Chip Shop Cafes/Takeaways, a Petrol Filling Station/Store, Hairdressers and a General Store/Post Office. The well known Market Town of Fishguard is within a mile and a half or so of Stop and Call 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, Supermarkets, a Petrol Filling Station/Store, Library, Post Office, a Health Centre and Dental Surgeries.

Market Towns

The County and Market Town of Haverfordwest is some 16 miles or so south 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, Library, Supermarkets, Petrol Filling Stations, Repair Garages, a Leisure Centre, Further Education College, The County Council Offices and a Hospital at Withybush. The Pembrokeshire Coastline at The Parrog, Goodwick is within half a mile or so and also close by are the other well known sandy beaches and coves at Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Pwllgwaelod, Cwm yr Eglwys and Newport Sands.

Road and Rail Links

There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the A48 and 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. Maes Grug is a mixed Private/Ex Local Authority residential area which is situated within half a mile or so of the centre of Goodwick and the shops at Main Street.

Description

12 Maes Grug comprises a Terraced two storey Dwelling House of a "Wimpey No Fines" construction with rendered and coloured roughcast elevations under a pitched interlocking concrete tiled roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Porch

(uPVC Double Glazed). With ceramic tiled floor, coat hooks, wall light and a uPVC double glazed door to:-

Hall

With laminated Oak floor, ceiling light, opening to Kitchen/Dining Room, staircase to First Floor and door to:-

Sitting Room

19'9" x 9'11" (maximum). With a laminated Oak floor, radiator, 2 uPVC double glazed windows with vertical blinds, cove and artex ceiling, stone open fireplace with slate hearth, 2 ceiling lights, television aerial cable, telephone point and 10 power points.

Kitchen/Dining Room

17'7" x 11'1" (maximum). With a slate tile floor, range of light Oak fitted floor and wall cupboards, inset single drainer one and a half bowl Stainless Steel sink unit with mixer tap, 2 uPVC double glazed windows, Valliant wall mounted Gas Combination Boiler (heating domestic hot water and firing Central Heating), cooker recess, Gas cooker point, open beam ceiling, 12 power points, 2 No 3 ceiling spotlights, electricity meter and consumer unit cupboard and a uPVC double glazed door to rear garden.

First Floor

Landing

With laminate wood, 1 power point, ceiling light, Airing Cupboard with radiator and hanging rail and double doors to staircase to Second Floor.

Bedroom 1

(front) 11'8" x 10'7" (maximum). With laminate wood, radiator, built in range wardrobes, coved ceiling, ceiling light, uPVC double glazed window with TV point and 4 power points.

Bedroom 2

10'11" x 6'9". With fitted carpet, uPVC double glazed window with vertical blinds, coved ceiling, ceiling light, radiator, shelf recess with shelf above, TV aerial cable and 4 power points.

Bedroom 3

(rear) 13'10" x 8'1" ("L" shaped maximum). With laminate wood, coved ceiling, ceiling light on dimmer, double panelled radiator, TV point and 4 power points.

Bathroom

With a ceramic tiled floor, white suite of WC, Wash Hand Basin and panelled Bath, Creda electric Shower over Bath, glazed shower screen, artex ceiling, fully tiled walls, mirror fronted medicine cabinet, double panelled radiator, 2 uPVC double glazed windows and ceiling light.

Second Floor**Boarded Loft Room**

21'7" x 8'10" (maximum). With fitted carpet, access to undereaves storage space, double panelled radiator, 3 downlighters, smoke detector (not tested), pullswitch, 6 power points, TV point and a Velux window.

Externally

There is a block pavior hardstanding to the fore allowing for off road parking for 2 vehicles and to the rear is a concreted patio with steps leading up to a paved patio and a slate chip area. In addition, there is a Store Shed 8'5" x 6'6" of concrete block construction with a corrugated cement fibre roof with wall strip light and 2 power points. There is also a further Store Shed 9'9" x 6'4" of concrete block construction with a corrugated cement fibre roof with wall light and 2 power points. Log Store. Coal Bunker. Outside Water Tap.

Services

Mains Water, Electricity, Gas and Drainage are connected. Gas fired Central Heating. Telephone, subject to British Telecom Regulations. uPVC Double Glazing.

Tenure

Freehold with Vacant Possession upon Completion.

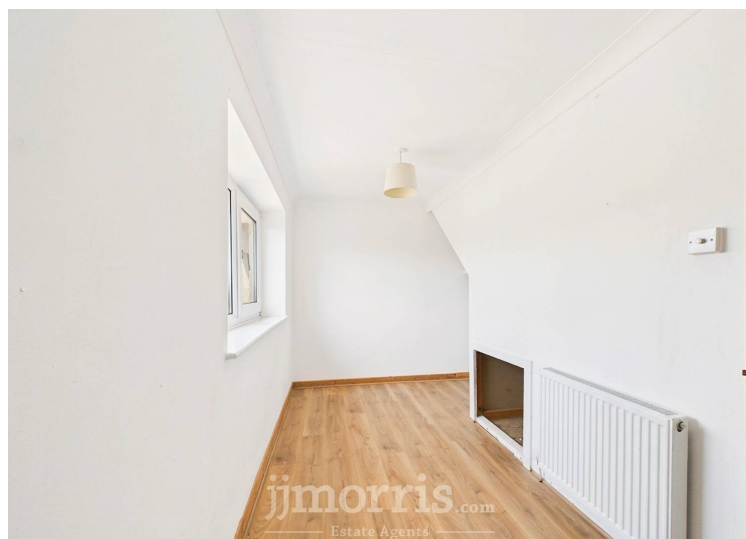
Remarks

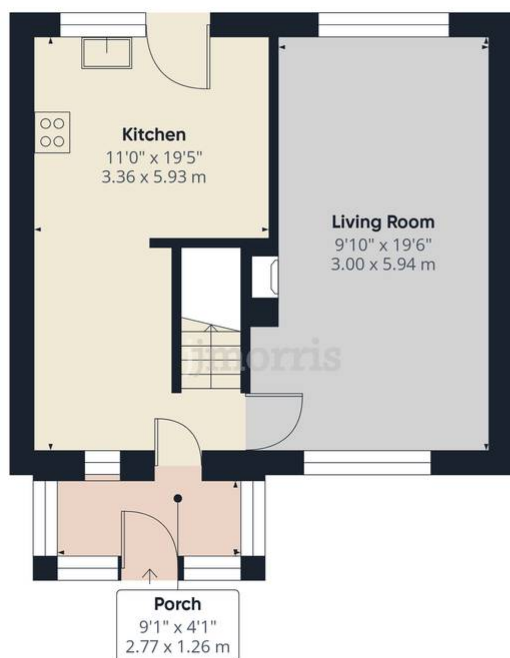
12 Maes Grug is a comfortable Terraced Dwelling House which has spacious accommodation and being ideally suited for Family, Retirement, First Time Buyers, Investment or Letting purposes. The property is in good decorative order benefiting from uPVC Double Glazing, Gas fired Central Heating and Roof Insulation. In addition, it has off road parking for 2 vehicles as well as a sizeable rear garden including concreted, paved and timber decked patio areas as well as 2 Store Sheds and a Log Store. It is offered "For Sale" at a realistic asking price and early inspection is strongly advised.

Directions

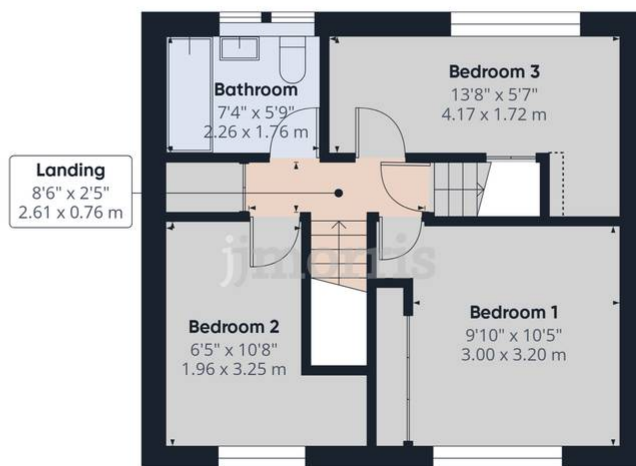
From the Offices of Messrs J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for half a mile. At the first roundabout, take the second exit and continue on this road for some 500 yards or so and upon reaching the second roundabout, take the second exit (straight on) and proceed up to Goodwick. At The Rose & Crown Public House, turn left and proceed straight on up Goodwick Hill in the direction of Strumble Head. Proceed around the hair pin bends and into Stop & Call and take the first turning on the right (adjacent to The Playing Field). Continue on this road for a 100 yards or so and take the first left into Maes Grug. Follow the road for a short distance and bear left and No. 12 is situated on the right hand side of the road. A "For Sale" board is erected on site



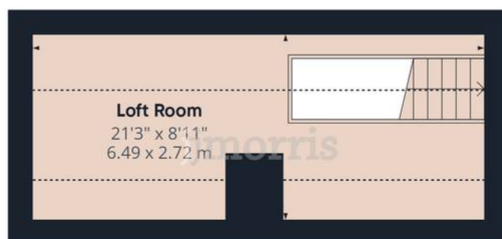




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Cardigan



01239 612343

Fishguard



01348 873836

Haverfordwest



01437 760440

Narberth



01834 860260