



5 Heol Rhian, Llanrhian – SA62 5BS

£145,000 Freehold

- A spacious Semi Detached 2 storey Ex Local Authority Dwelling House (Local Authority Occupancy Restriction applies).
- Comfortable Hall, 2/3 Reception, Kitchen/Breakfast, Utility, 3/4 Bedroom and Bathroom accommodation.
- Oil fired Central Heating, uPVC Double Glazing (in the main) and Loft Insulation.
- Small Lawned Garden to fore and a sizeable rear Lawned Garden with Concrete Patios and Flowering Shrubs.
- Requiring some renovation, modernisation and updating work.
- Ideally suited for First Time Buyers, a Family, Retirement or for Investment purposes.
- Vehicle Parking directly to the fore. Early inspection strongly advised. Realistic Price Guide.

Situation

Llanrhian is a popular village which stands within three quarters of a mile or so of the North Pembrokeshire Coastline at Porthgain. Llanrhian has the benefit of a Church and a Village/Community Hall and within three quarters of a mile or so is the larger village of Croesgoch which has the benefit of a Primary School, Public House/Post Office, a Chapel, Art Gallery, Repair Garage and an Agricultural Store. The Coastal and Fishing Village of Porthgain is within three quarters of a mile or so and has the benefit of a Public House, 2 Art Galleries and a Fish Restaurant. Other well known sandy beaches and coves close by include Traeth Llyfn, Abereiddy, Whitesands Bay, Porthclais, Caerfai, Solva, Newgale, Aberfelin, Abercastle, Abermawr and Aberbach. Heol Rhian is a cul-de-sac of 8 Properties which stands inset off the Llanrhian to Croesgoch Road. 5 Heol Rhian is situated within a 100 yards or so of the centre of the village and the Church.

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 right, signposted to Llanrhian and Porthgain. Continue on this road for three quarters of a mile or so and in the village of Llanrhian, 5 Heol Rhian is situated on the left hand side of the road. A "For Sale" Board is erected on site. Alternatively from Haverfordwest, take the B4313 Road north west for some 14 miles and upon reaching the village of Croesgoch and the "T" junction with the Main A487 Fishguard to St Davids Road, turn left and some 40 yards or so further on, take the first turning on the right, signposted to Llanrhian and Porthgain. Follow directions as above.

Description

5 Heol Rhian comprises a Semi Detached 2 storey Dwelling House of cavity brick construction with rendered and coloured roughcast elevations under a pitched slate roof. There is a single storey extension to the rear of the Property with a flat felt roof as well a Sun Room/Conservatory, Utility Room and a Store Room Lean-to extension of concrete block construction with a Polycarbonate roof. Accommodation is as follows:-

Aluminium Double Glazed Entrance Door to:-

Hall

12' 7" x 6' 7" (3.84m x 2.01m)
("L" shaped maximum). With a laminate wood floor, understairs cupboard with electric light, ceiling light, smoke detector (not tested), 1 power point, telephone point, concealed radiator, staircase to First Floor and doors to Sitting Room and:-

Television Room/Office/Bedroom 4

11' 0" x 10' 11" (3.35m x 3.33m)
With a laminate wood floor, single glazed window to Utility Room, radiator, cove and artex ceiling, ceiling light and 2 power points.

Sitting/Dining Room

17' 10" x 13' 5" (5.44m x 4.09m)
With a laminate wood floor, electricity consumer unit, 2 windows (one uPVC double glazed to exterior and one single glazed window to Sun Room/Conservatory), ceiling light and 4 wall lights. Fireplace housing an Efel Oil Stove on a raised ceramic tile hearth, double panelled radiator, TV aerial cable, 6 power points and door to:-

Kitchen/Breakfast Room

18' 4" x 9' 9" (5.59m x 2.97m)
(maximum measurement). With a Slate effect ceramic tile floor, range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, electricity meter, Electrolux 4 ring L.P. Gas Cooker Hob, Cooker Hood, Samsung American Fridge/Freezer, Kenwood built in eye level Double Oven, appliance points, 9 power points, cooker box, single glazed window to Conservatory, uPVC double glazed window to rear Garden, plumbing for automatic washing machine, Xpelair air extractor and a half glazed door to:-

Side Entrance Porch

5' 4" x 4' 8" (1.63m x 1.42m)
With a Slate effect ceramic tile floor, ceiling light, painted tongue and groove clad ceiling and a half glazed door to exterior.

Lean-to Conservatory/Sun Room

10' 5" x 9' 8" (3.18m x 2.95m)
With a uPVC double glazed Patio door to rear Garden, 2 wall lights, laminate wood floor and a door opening to:-

Utility Room

10' 9" x 10' 8" (3.28m x 3.25m)

With a ceramic tile floor, single glazed window, strip light, plumbing for automatic washing machine, floor cupboards, 6 power points, coat hooks and a half glazed door to:-

Lean-to Store/Boiler Shed

12' 2" x 7' 0" (3.71m x 2.13m)

With a single glazed window, laminate wood floor, Altech Froststat, 2 power points and a freestanding Worcester Greenstar Heatslave 18/25 Oil Boiler (heating domestic hot water and firing central heating). A staircase from the Hall gives access to the:-

First Floor**Landing**

8' 9" x 5' 11" (2.67m x 1.80m)

(maximum measurement to include stairwell). With fitted carpet, uPVC double glazed window, cove and artex ceiling, ceiling light and 1 power point.

Bedroom 3 (Front)

9' 4" x 8' 0" (2.84m x 2.44m)

With fitted carpet, cove and artex ceiling, uPVC double glazed window, radiator, ceiling light and 2 power points.

Bedroom 2 (Rear)

12' 4" x 9' 1" (3.76m x 2.77m)

(plus door recess 0.81m x 0.69m) With fitted carpet, uPVC double glazed window (affording distant Sea views), artex ceiling, built in wardrobe with louvre doors, radiator and 4 power points.

Bedroom 1

11' 0" x 11' 0" (3.35m x 3.35m)

(approx). With fitted carpet, radiator, uPVC double glazed window (affording distant Sea views), cove and artex ceiling, ceiling light, 3 power points and an Airing Cupboard with radiator and shelves.

Bathroom

6' 0" x 6' 0" (1.83m x 1.83m)

With ceramic tile floor, fully tiled walls, white suite of panelled Bath, Wash Hand Basin and WC, Mira Sport Electric Shower over Bath, glazed shower screen, ceiling light, extractor fan, mirror fronted bathroom cabinet, shaver point, uPVC double glazed window and a Chrome heated towel rail/radiator.

Externally

There is a narrow Lawned Garden to the fore which is bounded by a Privet Hedge together with an Ornamental Stone Border. A concrete path leads to the front door and the Side Entrance Porch. To the rear of the Property is a Concreted Patio on 2 levels. Beyond is a Lawned Garden with a Camellia Bush, Flowering Shrubs and a Conifer Tree. There is also a:- and an:-

Greenhouse

12' 0" x 8' 0" (3.66m x 2.44m)

and an:-

Outside WC

5' 2" x 2' 8" (1.57m x 0.81m)

With Wash Hand Basin and WC, wall light, tiled splashback and a cold water tap. The boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500.

Services

Mains Water, Electricity and Drainage are connected. Oil Central Heating. uPVC Double Glazed Windows in the main. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

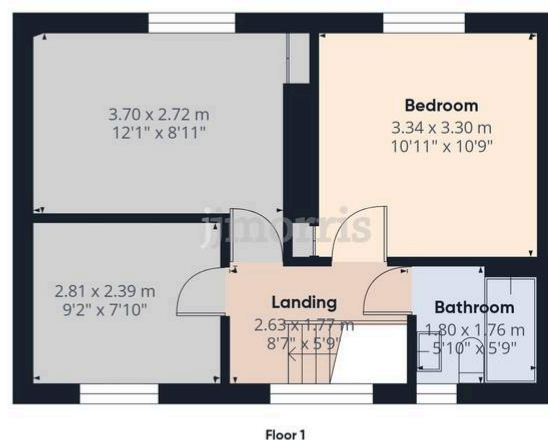
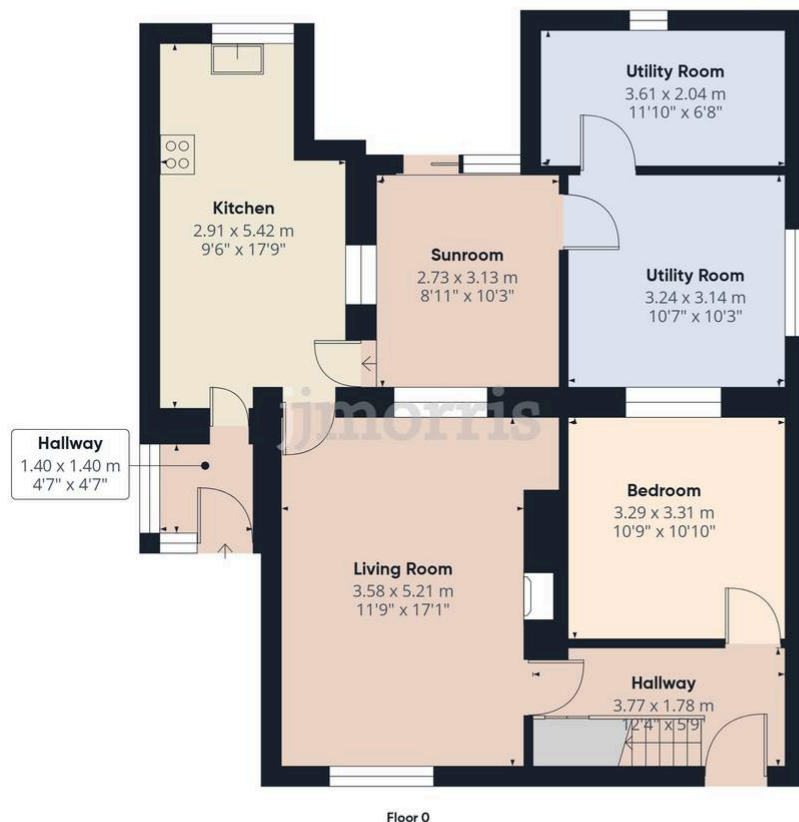
Restrictions

5 Heol Rhian carries an Occupancy Restriction which limits the sale of the Property to parties who have resided in the Old County of Dyfed i.e. Pembrokeshire, Carmarthenshire and Cardiganshire for at least 3 or more years.

Remarks

5 Heol Rhian is a spacious Semi Detached 2 storey brick built Dwelling House which stands in this popular village within a mile or so of the North Pembrokeshire Coastline at Porthgain. The Property has comfortable accommodation benefiting from 2/3 Reception Rooms, a Kitchen/Breakfast Room, Utility Room, Boiler/Store Shed, 3/4 Bedrooms and Bathroom accommodation. It benefits from Oil Central Heating, uPVC Double Glazing in the main and Loft Insulation. In addition, it has easily maintained front and rear Lawned Gardens with Flowering Shrubs and Concreted Patio areas as well as Vehicle Parking beyond the front garden boundary wall. It is in need of some renovation, modernisation and updating and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.





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