





High View Plasyfron, Fishguard - SA65 9LR

£595,000 Freehold

- Benefitting superb Coastal Sea Views over Fishguard Bay to Dinas Head and Rural Views to Dinas Mountain.
- A spacious Detached Dormer Bungalow which has a large Reception Hall, Lounge, Sun Lounge, Kitchen/Dining Room, Utility Room, Store Room, Master Bedroom with En Suite Shower Room, First Floor spacious Landing/Sitting Area/Study benefitting superb coastal Sea Views, Bathroom and 3 Bedrooms (1 with En Suite Shower Room).
- Adj Self Contained First Floor Flat (accessed via an external staircase) with 2 Bedrooms and a Bathroom.
- Adjoining Building with an incomplete Swimming Pool 30'0" length x 12'6" with potential for other uses (STP).
- Tarmacadamed drive to fore allowing for ample Vehicle Parking and Turning Space as well as a triangular shaped Lawned Garden and a large chipping hardstanding allowing for further Vehicle Parking and a large south facing Indian Sandstone Paved Patio.
- uPVC Double Glazed throughout. Gas Central Heating and Roof Insulation.

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, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre. The twin town of Goodwick is within a mile or so of Fishguard Town Centre and Fishguard Harbour being close by, provides a Ferry Terminal for Southern Ireland. There is also a Railway Station and The Beach at the Parrog is within a mile and a quarter or so of the Property. Highview is accessed off Plas y Fron via a private tarmacadamed drive which serves 5 other properties. Highview stands in an elevated location and is a hundred yards or so off the B4313 Fishguard to Llanychaer road at Plas y Fron.

Directions
From the Offices of Messrs J. J. Morris at 21 West Street, turn right and proceed up to Market Square (the centre of the town) and bear left into Main Street. Some 70 yards or so further on, take the first turning on the right into Hamilton Street. Continue on this road for 100 yards or so and take the first turning on the left into Park Street. Proceed on this road for a further 100 yards and follow the road to the right into Hottipass Street. Continue straight on through Hottipass Street into Plas-y-Fron and 150 yards or so further on, the turning into Highview is on the right hand side, adjacent to C'est La Vie. A 100 yard tarmacadamed drive leads up to the High View which is the Property at the end of the road. A 'For Sale' direction board is erected at the roadside entrance.

Description
Highview comprises a Detached 2 storey Dormer Bungalow residence of cavity concrete block construction with rendered and whitened elevations under a pitched composition slate roof. Accommodation is as follows:-

Automatic uPVC Double Glazed Entrance Door to:-

Porch
Dimensions: 2.13m x 1.93m (7'0" x 6'4"). With ceramic tile floor, ceiling light, coat hooks, 2 power points, radiator and a half glazed door to:-

Reception Hall
Dimensions: 5.64m x 1.96m (18'6" x 6'5"). With a porcelain tile floor with underfloor heating, 6 downlighters, mains smoke detector, uPVC double glazed doors to Swimming Pool and Sun Lounge, ceiling light, doors to Lounge, Bedroom 1 and:-

Walk in Airing Cupboard
With ceramic tile floor with underfloor heating and shelves.

Bedroom 1
Dimensions: 4.42m x 3.66m (14'6" x 12'0"). With a porcelain tile floor with underfloor heating, 2 uPVC double glazed windows, central heating thermostat control, coved ceiling, ceiling light, TV point, 14 power points and door to:-

En Suite Wet Room
Dimensions: 3.68m x 2.87m (12'1" x 9'5"). ('L' shaped maximum) With a ceramic tile floor with underfloor heating, fully tiled walls, uPVC double glazed window, ceiling light, white suite of WC and corner Wash Hand Basin and a chrome heated towel rail/radiator.

Wet Room Area
Dimensions: 1.60m x 1.52m (5'3" x 5'0"). With thermostatic shower and a uPVC double glazed door to Swimming Pool.

Lounge
Dimensions: 7.47m x 5.11m (24'6" x 16'9"). With a porcelain tile floor with underfloor heating, uPVC Double glazed window, staircase to First Floor, 17 downlighters, central heating thermostat control, ample power points, coved ceiling, log effect gas fire and openings to Sun Lounge and:-

Kitchen/Dining Room
Dimensions: 10.26m x 3.66m maximum (33'8" x 12'0" maximum). With a porcelain tile floor with underfloor heating, 2 uPVC double glazed windows (one with roller blind), range of fitted floor and wall cupboards with a Quartz worktop, built in Zanussi microwave, built in Zanussi eye level electric Double Oven, built in dishwasher, recess for American fridge/freezer, appliance points, Zanussi 5 ring gas Cooker Hob, Cooker Hood, TV point, telephone point, 2 LED strip lights, 8 downlighters, coved ceiling, 3 wall spotlights and door to:-

Utility Room
Dimensions: 3.53m x 2.44m (11'7" x 8'0"). With ceramic tile floor, double panelled radiator, Worcester freestanding Gas Combination Boiler (heating domestic hot water and firing central heating), ceiling light, mains smoke detector, carbon monoxide alarm, uPVC double glazed window, uPVC double glazed door to rear Indian Sandstone Paved Patio, ceiling light, inset single drainer one and a half bowl stainless steel sink unit, part tile surround, plumbing for automatic washing machine, floor and wall cupboards and opening to:-

Inner Hall
Dimensions: 1.52m x 1.37m (5'0" x 4'6"). With door to Playroom (former Garage), coat hooks, ceramic tile floor and a door opening to a:-

Store Room/Larder
Dimensions: 2.49m x 1.40m (8'2" x 4'7"). With ceramic tile floor, ceiling light and 2 power points.

Play Room/Home Office/Work Room (former Garage)
Dimensions: 6.48m x 3.89m (21'3" x 12'9"). With Aluminium double glazed window, uPVC double glazed door to exterior with 2 uPVC double glazed windows either side, 2 ceiling lights and 3 power points. An opening from the Lounge gives access to a:-

Sun Lounge
Dimensions: 4.80m x 1.85m (15'9" x 6'1"). (South facing) With a porcelain tile floor, uPVC double glazed windows, uPVC double glazed French door to rear south facing Indian Sandstone Paved Patio, TV point, ceiling light and 2 power points. A staircase from the Lounge gives access to a:-

Quarter Landing
With fitted carpet and stair to:-

First Floor

Landing/Sitting Room/Study
Dimensions: 5.16m x 4.04m maximum (16'11" x 13'3" maximum). With fitted carpet, uPVC double glazed dormer window affording superb coastal sea views, ceiling light, door to Inner Landing, power points, radiator, emergency light and doors to Bedroom 2 and:-

Bathroom
Dimensions: 2.87m x 2.51m (9'5" x 8'3"). With porcelain tile floor, Aquaboard clad walls, Velux window, white suite of WC, Wash Hand Basin and panelled Bath, 3 downlighters (one with an extractor fan), shaver point and a thermostatic shower over bath.

Bedroom 2
Dimensions: 5.87m x 3.61m (19'3" x 11'10"). With a laminate beech floor, double panelled radiator, Velux window with blind, uPVC double glazed dormer window (affording superb sea views), telephone point, 10 power points and opening to:-

Walk in Wardrobe/Dressing Area
Dimensions: 2.01m x 1.91m (6'7" x 6'3"). With a laminate beech floor, hanging rails. wall shelves, wall light and door to:-

En Suite Wet Room
With non slip vinyl floor covering, double panelled radiator, white suite of WC and Wash Hand Basin, Aquaboard clad walls, Mira Advance electric shower, 3 downlighters (one with extractor fan), shower curtain and rail and a uPVC double glazed window with roller blind.

Inner Landing
Dimensions: 4.34m x 1.40m (14'3" x 4'7"). With fitted carpet, ceiling light, access to an Insulated Loft, mains smoke detector and doors to Bedroom 4 and:-

Bedroom 3
Dimensions: 5.26m x 4.65m (17'3" x 15'3"). With fitted carpet, Velux window with blind, uPVC double glazed window (affording sea views), ceiling light, radiator, TV point, 10 power points and an archway to:-

Walk in Wardrobe
Dimensions: 1.83m x 1.83m (6'0" x 6'0"). With shelves, wall light and hanging rail.

Bedroom 4
Dimensions: 5.26m x 4.75m (17'3" x 15'7"). With fitted carpet, Velux window, ceiling light, uPVC double glazed window, radiator, TV point, 10 power points, ceiling light and archway to:-

Walk in Wardrobe
Dimensions: 1.83m x 1.45m (6'0" x 4'9"). With fitted carpet, shelves, hanging rail, coat hooks and a wall light.

First Floor Self Contained Flat
Which has a large Open Plan Living Room/Kitchen, 2 Bedrooms and a Bathroom. The Flat is fully Central Heated, uPVC Double Glazed and has an Insulated Loft. Adjoining the main residence with a pedestrian door access from the Reception Hall is a:-

Swimming Pool Building
Dimensions: 14.63m x 6.10m (48'0" x 20'0"). Which has a pool within it 30'0" x 12'6" (presently incomplete). There is access from the Swimming Pool via a uPVC double glazed door to the En Suite Wet Room of Ground Floor Bedroom 1. Doors lead from the Swimming Pool Building out to a large south facing Indian Sandstone Paved Patio with 2 raised Flower Beds and an Ornamental Stone Bed.

To the Fore
Directly to the fore of the Property is a large Tarmacadamed Hardstanding which allows for ample Vehicle Parking and Turning Space and beyond is a reasonable sized sloping triangular shaped Lawned Garden from where superb Coastal Sea Views can be enjoyed over Fishguard Bay to Dinas Head and beyond. Adjacent to the eastern gable end of the Bungalow is a large chipping hardstanding area which allows for additional Vehicle Parking Space with potential to develop and build a Detached Garage Block or a Storage Building (subject to any necessary Planning Consents). Outside Electric Lights. Outside Water Tap and Outside Power Points.

Services
Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazed Windows and Doors throughout. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure
Freehold with Vacant Possession upon Completion.

Rights of Ways
Vehicular and Pedestrian Access Rights of Ways exist in favour of the Property over the Tarmacadamed Private Road which leads off the B4313 road at Plas y Fron and leading up Highview.

Remarks
Highview is a deceptively spacious Detached 2 storey Dormer Bungalow residence which has 3 Reception Rooms, a Kitchen/Dining Room 33'0" x 12'0", Utility Room, Store Room/Walk in Larder, Sun Lounge, Bathroom and 4 Bedrooms (2 with En Suite Shower Rooms and one with a Dressing Room). In addition, there is a Self Contained 2 Bedroomed First Floor Flat as well as a Swimming Pool Building with potential for other uses. The Swimming Pool which is uncomplete measures 30'0" x 12'6" approx. The Property stands in at least a third of an acre of Gardens and Grounds and has the benefit of ample Vehicle Parking and Turning Space as well as potential to build a Garage Block or a Storage Building (STP). Superb Coastal Sea Views over Fishguard Bay to Dinas Head and beyond can be enjoyed from the Property as well as Rural Views over surrounding countryside towards Dinas Mountain. It is offered 'For Sale' with a realistic price guide and early inspection is strongly advised.











Cardigan	Fishguard	Haverfordwest	Narberth
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