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Cwtch Cottage, Priskilly Fawr – SA62 5QF

£425,000 Freehold

- Standing in the heart of Pembrokeshire a delightfully situated 2 ½ Acre Residential Smallholding.
- Deceptively spacious, Cottage Residence which has been recently renovated and extended.
- Comfortable, well appointed accommodation including a Sitting Room, fitted Kitchen, Utility, Dining/Garden Room, Sep WC, Bathroom and 2 Bedroom accommodation.
- Air Source Heating. uPVC Double Glazed Windows and Doors. Floor, Wall and Roof Insulation.
- Large Chipping Hardstanding allowing for ample Vehicle Parking and Turning Space.
- Useful range of Domestic Outbuildings as well as 2 Stables and a Store Shed.
- Large Gardens and Grounds as well as a 2 Acre Pony Paddock.
- Ideally suited for a Couple, Family or for Retirement. Inspection essential. Attractively Priced. No Onward Chain

SITUATION

Priskilly Fawr is situated in a rural location some 8 miles or so South of the Market Town of Fishguard and 11 miles or so North West of the County and Market Town of Haverfordwest. Within 3 miles or so is the well known village of Letterston which has the benefit of a General Store, Primary School, Church, Chapel, a Public House/Restaurant, Fish & Chip Shop Restaurant/Take-Away, a Village/Community Hall, Petrol Filling Station/Store, Licensed Restaurant and a Charity Furniture Store. Also within a few miles is the other village of Hayscastle which benefits from a Chapel, Community Hall and a Public House at Hayscastle Cross. Priskilly Fawr is situated within three quarters of a mile or so off the Castlemorris to Hayscastle Council Maintained District Road.

MARKET TOWNS

Fishguard is a popular Market Town which stands on the North Pembrokeshire Coastline and 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 Post Office, Library, a Petrol Filling Station/Store, a Cinema/Theatre, Supermarkets and a Leisure Centre. 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 Comprehensive and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Library, Post Office, Supermarkets, Petrol Filling Stations, a Leisure Centre, Further Education College, The County Council Offices and a Hospital at Withybush.

PEMBROKESHIRE COASTLINE

The North Pembrokeshire Coastline at Abercastle is within 5 miles or so and also within easy reach are the other well known Sandy Beaches and Coves at Aberfelin, Porthgain, Traeth Llyfn, Abereiddy, Whitesands Bay, Abermawr, Aberbach, Pwllcrochan and The Parrog.

DIRECTIONS

From Fishguard take the Main A40 Road south for 2 miles and just prior to the village of Scleddau take the turning on the right, signposted to St Davids. Continue on this road for 350 yards or so and where the road sweeps right, bear left (straight on) signposted to St Davids. Continue for a mile and a half and upon reaching the crossroads at Llangloffan Cross (the second set of crossroads), turn left. Proceed through Llangloffan and continue over the bridge and follow the road until you reach Castlemorris. At the crossroads, proceed straight across and continue on this road for half a mile, passing through Penfeidr and a half a mile further on and upon reaching the crossroads, proceed straight on. Continue for half a mile or so and take the first turning on the left. A 'For Sale' Direction Board is erected at this point. Proceed for three quarters of a mile or so and Cwtch Cottage is situated at the end of the road on the right. A 'For Sale' Board is erected on site.

WHAT3WORDS

///balconies.locals.pastime

DECRPTION

Cwtch Cottage is a 2 Acre Residential Smallholding which stands in the heart of Pembrokeshire in a private location from where delightful Rural views can be enjoyed. Cwtch Cottage comprises a Detached single storey Residence of solid stone and cavity concrete block construction with whitened stone faced and rendered and whitened elevations under a pitched slate and an insulated corrugated iron roof. There are also timber frame extensions on the southern gable end providing additional Storage Buildings. Accommodation is as follows:-

uPVC Double Glazed Stable Door to:-

Sitting Room

15' 8" x 15' 7" (4.78m x 4.75m)

With fitted carpet, open beam ceiling, whitened natural stone walls, column radiator, uPVC double glazed window, 3 ceiling light, Mains Smoke Detector, Brick fireplace housing an Aarow Woodburning Stove on a raised Slate Hearth, sliding Oak door to a built in Cupboard with shelves and power points and Oak doors to Bathroom and Bedrooms and an opening to

Kitchen

13' 9" x 8' 4" (4.19m x 2.54m)

With ceramic tiled floor, uPVC double glazed window, column radiator, 4 downlighters, built in single drainer Silk Quartz sink unit with mixer tap, part tile surround, freestanding Belling Cooker Range with 6 Ring L.P. Gas Hob, 2 Ovens, Grill and a Warming Oven, brick feature wall, Slate shelves, 12 power points, and half glazed doors to Utility Room and:-

Dining/Garden Room

17' 8" x 11' 0" (5.39m x 2.54m)

With ceramic tiled floor, 2 uPVC double glazed windows, uPVC double glazed French doors to Indian Sandstone Patio and Garden, double panelled radiator, whitened natural stone walls, Carbon Monoxide Alarm, Mains Smoke Detector, Slate shelves, Woodburning Stove on a Slate hearth, 2 LED strip lights, 8 power points and a uPVC double glazed door to:-

Inner Hall

4' 0" x 3' 5" (1.22m x 1.04m)

With ceramic tiled floor, ceiling light, wall mounted Convector Heater and an Oak door to:-

Separate WC

6' 0" x 3' 6" (1.83m x 1.07m)

With ceramic tiled floor, uPVC double glazed window, ceiling light, 2 corner shelves, toilet roll holder, suite of WC and Wash Hand Basin with a wood splashback.

A half glazed door from the Kitchen gives access to the:-

Utility Room

8' 8" x 7' 7" (2.64m x 2.31m)

With ceramic tiled floor, plumbing for automatic washing machine, uPVC double glazed window, coat hooks, ceiling light, 8 power points, Central Heating Thermostat Control and a half glazed Stable door to:-

Boiler/Store Shed

9' 7" x 8' 0" (2.92m x 2.44m)

With a Cupboard housing a Samsung Pressurised Hot Water Cylinder with Immersion Heaters, 2 power points, shelving and double doors to an enclosed Stone Patio/Dog Run.

Oak doors from the Sitting Room give access to the Bedrooms and a:-

Bathroom/Wet Room

11' 7" x 7' 8" (3.53m x 2.34m)

With a Slate effect ceramic tile floor, white suite of WC, Wash Hand Basin, panelled Bath with Shower attachment and a Shower area with a Thermostatic Shower and glazed shower screen, fully tiled walls, Chrome heated towel rail/radiator, 4 Slate wall shelves, towel ring, uPVC double glazed window with roller blind, wall mirror, bathroom cabinet and 4 downlighters.

Bedroom 1

11' 2" x 8' 2" (3.40m x 2.49m)

With an Oak laminate floor, column radiator, uPVC double glazed window, 2 glazed Portholes, ceiling light, column radiator, whitened natural stone walls and 4 power points.

Bedroom 2

11' 0" x 7' 0" (3.35m x 2.13m)

With fitted carpet, uPVC double glazed window, whitened natural stone walls, 2 glazed Portholes, fitted hanging rail, column radiator, ceiling light and 4 power points.

Externally

Adjoining the Boiler/Store Shed and the Stone Patio/Dog Run are 2 good sized Storage Buildings. There is a large stone/chipping hardstanding to the fore and side of the Property which allows for ample Vehicle Parking and Turning Space. There is a stone/chipping path surround to the Property and to the rear of the Dining/Garden Room is an Indian Sandstone Paved Patio which is bounded by an attractive stone retaining wall. Beyond the Patio is a large Lawned Garden to the rear together with a:-

Garden Store Shed

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

Of timber and corrugated iron construction. There are also 2 Stables measuring 12'0" x 12'0" and 12'0" x 8'0" Outside Electric Lights. Outside Water Tap and a Field Water Tap. Air Source Heat Pump. Beyond the Garden area is a 2 Acre Pony Paddock which is all down to permanent Pasture.

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

SERVICES

Mains Water (metered supply) and Electricity are connected. Septic Tank Drainage. uPVC Double Glazed Windows and Doors. Air Source Heat Pump. 16 Solar Photovoltaic Panels on south facing roof (owned by Vendors). Broadband via Dragon Wi-Fi. Floor, Wall and Roof Insulation. Telephone line available nearby, but not connected to the Property.

TENURE

Freehold with Vacant Possession upon Completion.

ANTI MONEY LAUNDERING & ABILITY TO PURCHASE

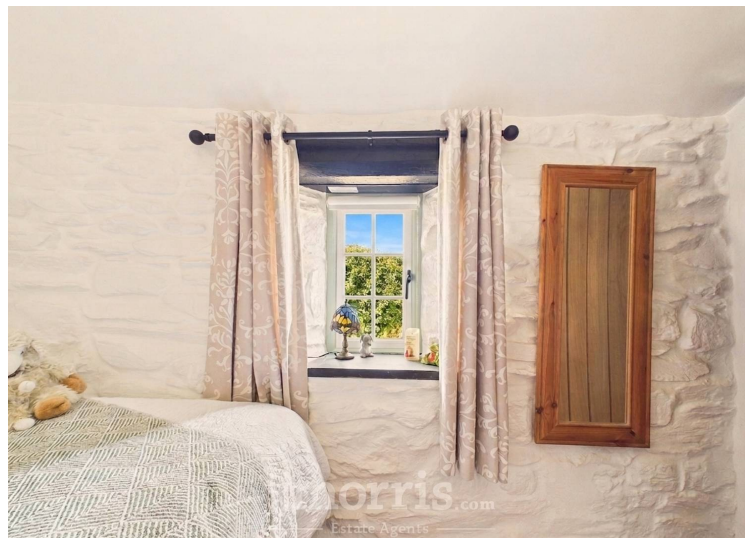
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

REMARKS

Cwtch Cottage is a delightfully situated 2 ½ Acre Residential Holding which stands in a central and convenient location within 6 miles or so of the North Pembrokeshire Coastline at Abercastle. The Property has been totally renovated and extended in the last 6 years or so and has comfortable, well appointed accommodation which is ideally suited for a Family, Couple, Retirement or even for Investment purposes. The Cottage has a wealth of character benefiting from Air Source Heating, uPVC Double Glazed Windows and Doors, Floor, Wall and Roof Insulation. In addition, it has a large chipping Hardstanding allowing for ample Vehicle Parking and Turning Space as well as large Gardens and Grounds, Stabling, Store Sheds and a 2 Acre Pony Paddock with potential for Glamping, a small Touring Caravan Site or for Camping (Subject To Planning). . Rarely do Smallholdings of this nature appear on the Open Market and the opportunity to purchase should not be missed. Early inspection strongly advised.

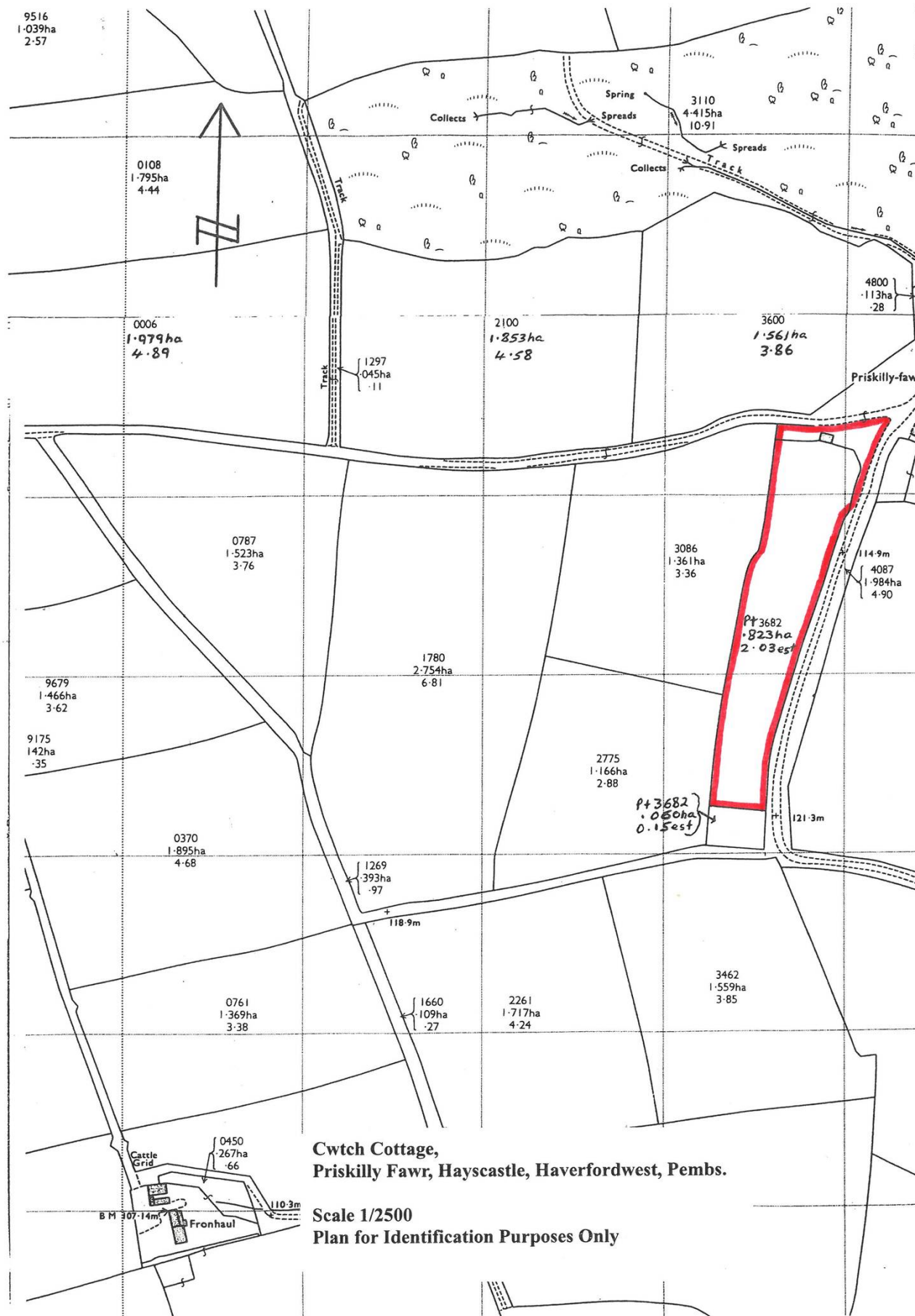








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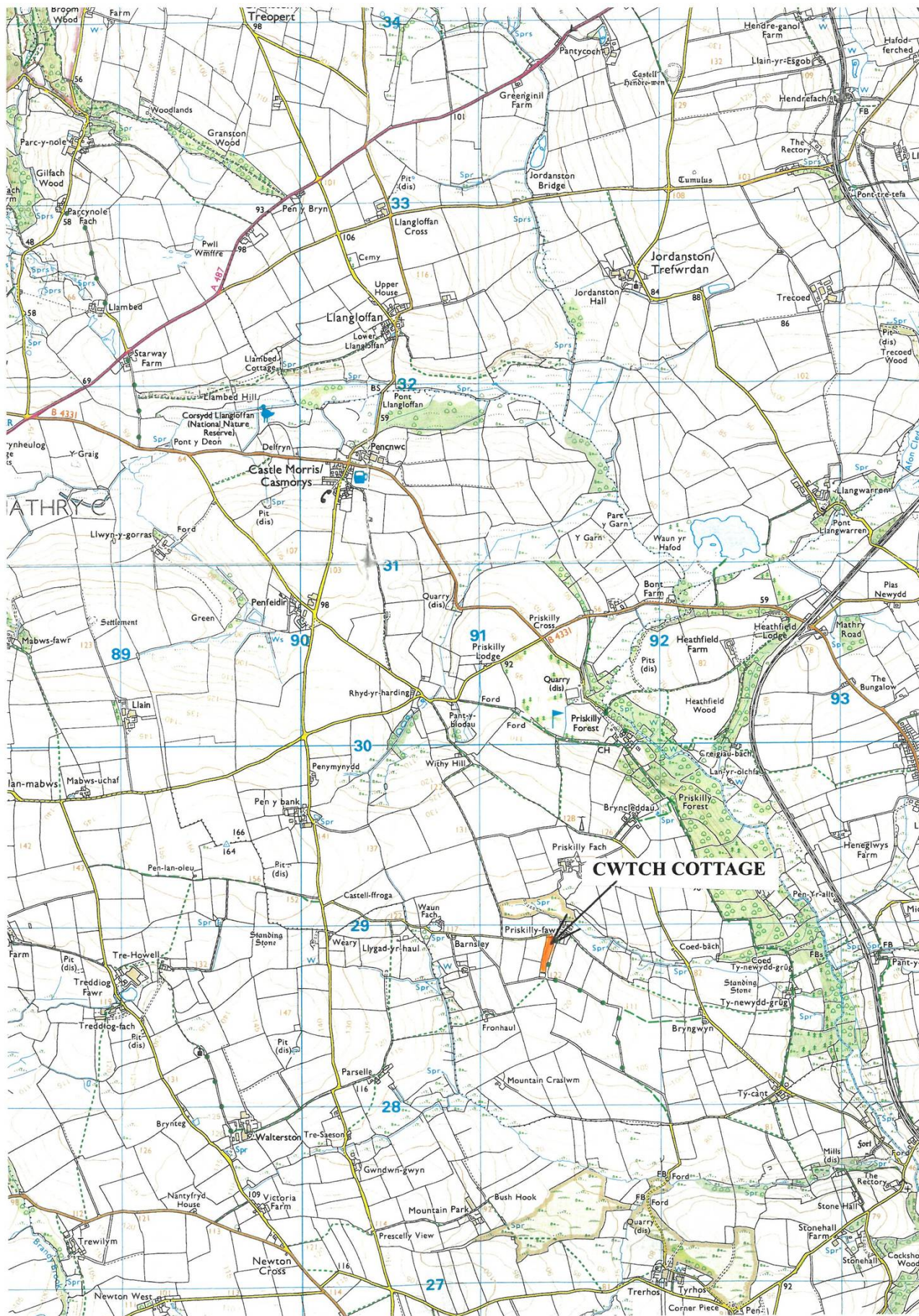


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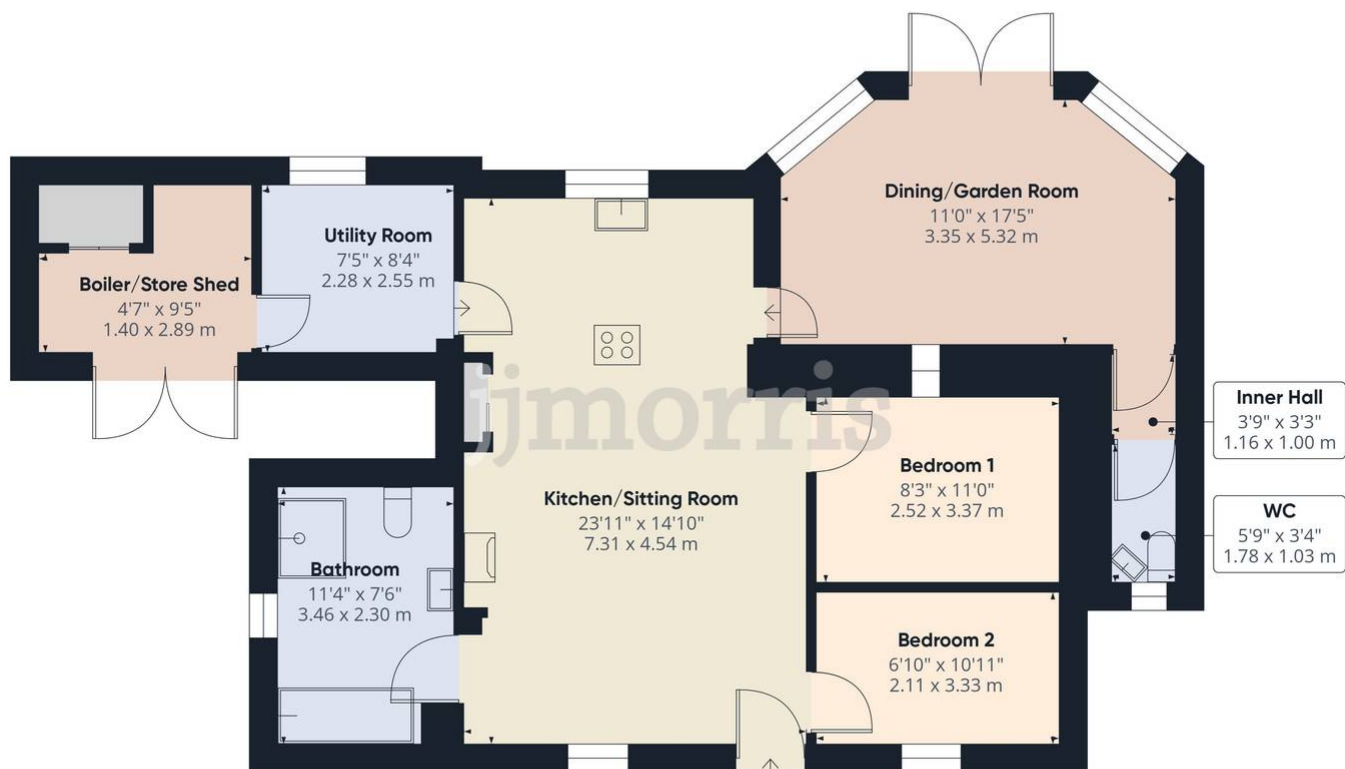


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