



43 Pen Y Garn, St. Davids, Haverfordwest, Pembrokeshire, SA62 6QY

Price Guide £235,000

*A spacious Semi Detached 2 storey Dormer/Chalet Bungalow residence.

*Comfortable Hall, Sitting Room, Kitchen/Diner, Utility, 2 Bedrooms and Bathroom accommodation on the Ground Floor. First Floor Landing/Snug/Study as well as a Shower Room and a Store/Loft Room which has been used in the past as a third Bedroom.

*All Mains Services. Gas Central Heating. uPVC Double Glazed Windows and Doors. Cavity Wall and Loft Insulation.

*Good sized Front and Rear Lawned Gardens with Flower Beds, Flowering Shrubs and a Greenhouse 8'0" x 8'0".

*Ideally suited for Family or Retirement purposes.

*Convenient location within easy walking distance of the Shops and Amenities and St Davids City Centre and Cross Square. Early inspection strongly advised. Realistic Price Guide.

*The Property 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, Cardiganshire and Carmarthenshire for at least 3 or more years. EPC Rating C.

Situation

St Davids is a popular Cathedral City which stands on the North West Pembrokeshire Coastline some 15 miles or so North West of the County and Market Town of Haverfordwest.

St Davids has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, Hotels, Restaurants, Public Houses, Cafes, Take-Aways, Art Galleries, a Supermarket/Post Office and a Petrol Filling Station/Hotel/Store.

The Pembrokeshire Coastline at St Non's Bay is within a mile or so of the Property and also close by are the other well known sandy beaches and coves at Porthclais, Whitesands Bay, Abereiddy, Traeth Llyfn, Porthgain, Caerfai, Solva, Newgale, Broad Haven and Little Haven.

St Davids stands within The Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

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, Take-Away's, Art Galleries, a Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, Further Education College, The County Council Offices and The County Hospital at Withybush.

The other well known Market Town and Ferry Port of Fishguard is some 15 miles or so north east which has the benefit of a good Shopping Centre together with a wide range of amenities and facilities.

There are good road links from Haverfordwest along the Main A40 to Carmarthen and the 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.

Pen y Garn is a medium sized mixed local authority/residential estate which is situated on Bryn Road. 43 Pen y Garn stands within 300 yards or so by foot of St Davids City Centre and Cross Square.

Directions

From Fishguard take the Main A487 road southwest for some 14 miles or so and upon entering the city of St Davids take the first turning on the left (adjacent to St Davids Assemblies) into Glasfryn Lane. Continue on this road for 500 yards or so and upon reaching the roundabout with the Main A487 St Davids to Haverfordwest road take the second exit (straight on) and proceed into Caerfai Road. Continue on this road for 100 yards or so and take the first

turning on the right. Proceed on this road for a further 100 yards and take the first turning on the left into Bryn Road. Continue on this road for approximately 200 yards and take the second turning on the left into Pen y Garn. Proceed on this road for 70 yards or so and follow the road to the left and some 50 yards or so further on, follow the road to the left and proceed to the end of the Cul-de-Sac and number 43 is the last but one property on the right hand side of the road. A 'For Sale' board is erected on site.

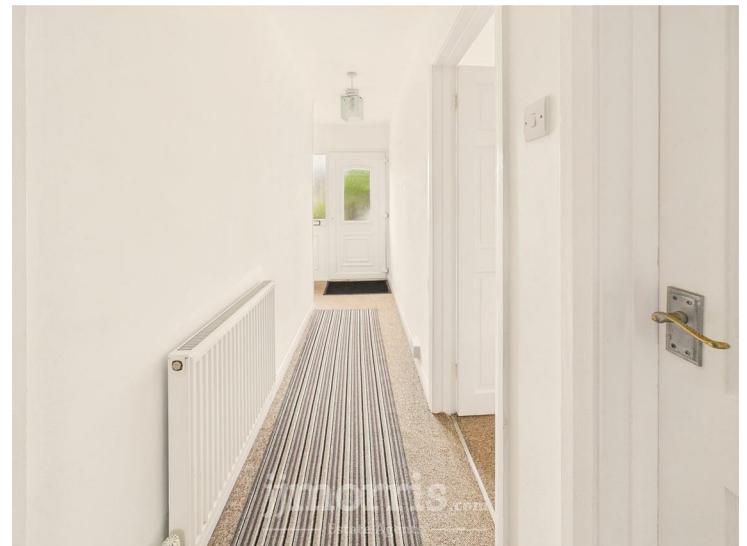
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Description

43 Pen y Garn comprises a semi detached 2 storey bungalow residence of cavity brick and concrete block construction with rendered and coloured roughcast elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Hall



15'11" x 4'10" (4.85m x 1.47m) ('L' shaped maximum) With fitted carpet, radiator, 2 power points, ceiling light, mains smoke detector, built in Linen/Airing Cupboard and doors to Bedrooms and Bathroom and a 15 pane glazed door to:-

Sitting/Dining Room



14'8" x 12'2" (4.47m x 3.71m)

With fitted carpet, uPVC double glazed window, open tread staircase to First Floor, double panelled radiator, TV point, telephone point, mains smoke detector, 6 power points, Worcester central heating thermostat control, 6 power points, open tread staircase to First Floor and a 15 pane glazed door to:-

Kitchen/Breakfast Room



11'7" x 9'0" (3.53m x 2.74m)

With vinyl floor covering, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, part tile surround, 4 ceiling light, radiator, electricity meter and consumer unit, uPVC double glazed window overlooking rear Garden, fitted floor and wall cupboard, built-in Beko electric Single Oven/Grill, 4 ring Gas Cooker Hob and a Cooker Hood, fridge/freezer recess, plumbing for dishwasher, 6 power points and a half glazed door to:-

Rear Entrance Hall

9'0" x 2'10" approx (2.74m x 0.86m approx)

With a painted concrete floor, uPVC double glazed door to Rear Garden, mains smoke detector, ceiling light and opening to:-

Utility Room



9'0" x 8'4" (2.74m x 2.54m)

('L' shaped maximum) With a painted concrete floor, uPVC double glazed door to Front Garden, inset single drainer stainless steel sink unit with mixer tap, 6 power points, plumbing for automatic washing machine, 2 ceiling lights, floor cupboards, skylight and a Vent Axia extractor fan.

Bedroom 1 (Front)



12'2" x 10'0" (3.71m x 3.05m)

With fitted carpet, double panelled radiator, uPVC double glazed window, ceiling light, fitted wardrobes with louvre doors, wall cupboards and a bedside cabinet, TV point, robe hook and 4 power points.

Bedroom 2



10'0" x 9'1" (3.05m x 2.77m)

With fitted carpet, radiator, ceiling light, TV point, 4 power points and a uPVC double glazed window (overlooking rear garden).

Bathroom



6'6" x 5'6" (1.98m x 1.68m)

With terrazzo tile floor, 2 uPVC double glazed windows with venetian blinds, Respatex/Aquaboard clad walls, white suite of panelled Bath with shower attachment, WC and Wash Hand Basin in a vanity surround, extractor fan, Triton Cara Electric Shower over Bath, Glass Shower Screen and a chrome heated towel rail/radiator.

A staircase from the Sitting Room gives access to a:-

Quarter Landing

3'0" x 2'10" (0.91m x 0.86m)

With fitted carpet and an open tread staircase to:-

First Floor

Landing Area

3'0" x 2'10" (0.91m x 0.86m)

With fitted carpet and opening to:-

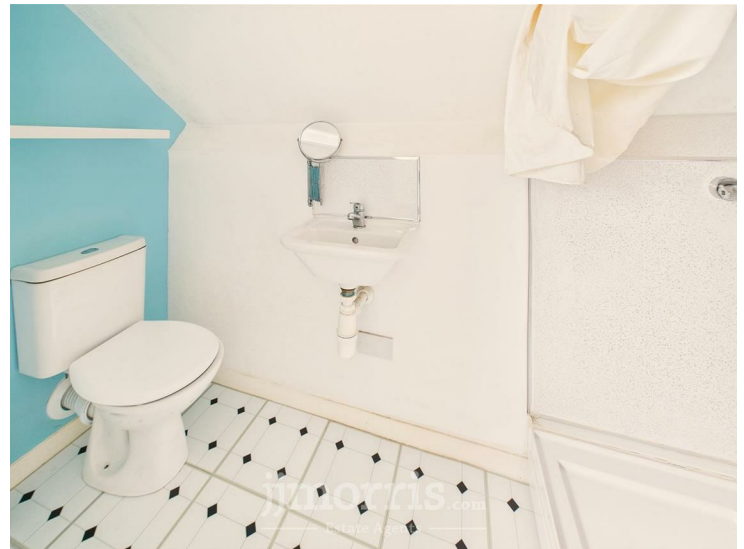
Study/Snug/Landing



13'4" x 6'6" plus recess 3'6" x 2'9" (4.06m x 1.98m plus recess 1.07m x 0.84m)

With fitted carpet, Velux window, mains smoke detector, 4 power points, fitted shelf, 2 ceiling lights, door to Store/Loft Room, access to Loft which houses a Worcester wall mounted Gas Combination boiler (heating domestic hot water and firing central heating) and a door opening to:-

Shower Room



8'1" x 3'2" (2.46m x 0.97m)

With sloping ceiling, vinyl floor covering, white suite of Wash Hand Basin, WC and a Shower Tray with Respatex/Aquaboard walls and a thermostatic shower, shower curtain and rail, wash hand basin splashback, wall shelf and a shaving mirror.

Store/Loft Room



11'9" x 9'10" (3.58m x 3.00m)
(having been used in the past as a third bedroom). With fitted carpet, Velux window, radiator, 8 power points, TV point, ceiling light and access to undereaves storage space.

Externally



There is a Lawned Garden to the fore with Flowering Shrubs which is bounded by a rendered block wall. There is a concrete path adjacent to the Front and Rear elevations of the Bungalow. To the rear of the Property is a Large Lawned Garden with Flowering Shrubs, Hydrangeas, a Bay Tree and a raised Timber Decked Patio. There is also a:-

Greenhouse

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

Outside Electric Light and Outside Water Tap.

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

Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double

Glazed Windows and Doors. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations.

Tenure

Freehold with Vacant Possession upon Completion.

Restrictions

The Property carries an Occupancy Restriction limiting the sale of the Property to parties who have resided in the Old County of Dyfed i.e. Pembrokeshire, Cardiganshire or Carmarthenshire for at least 3 or more years.

Remarks

43 Pen y Garn is a comfortable Semi Detached 2 storey Chalet/Dormer Bungalow residence which stands in a convenient and private location in this popular Cathedral City and being ideally suited for a Couple, Family or for Retirement purposes. The Property is in good decorative order and has the benefit of Gas Central Heating, uPVC Double Glazed Windows and Doors and both Cavity Wall and Loft Insulation. In addition, it has a Lawned Garden to the fore with Flowering Shrubs and to the rear is a large south facing Lawned Garden with Flowering Shrubs, a Bay Tree and a Raised Timber Decked Patio. In order to appreciate the qualities of the Property and indeed its private location and Gardens inspections is essential and strongly advised.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	77
EU Directive 2002/91/EC		

Council Tax Band - B

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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