



Awel Y Mor, Trefgarn-Owen – SA62 6NE

£430,000 Freehold

Awel Y Mor is a beautifully presented detached dormer bungalow, situated in the rural village of Trefgarn-Owen within easy reach of the coast. The property features a spacious living room with a feature log burner. Glass paned french doors lead through to the kitchen/diner, fitted with a range of modern units and a round edged, central island providing ample cupboard and worktop space ideal for cooking and entertaining. A utility room leads off from the kitchen and provides further access to the garden area. Further french doors lead you into the sun room, a light and bright room perfect for sitting and watching the wildlife in the garden and the country views beyond. The ground floor offers a master bedroom overlooking the garden with an en-suite, benefiting from a separate bath and shower and a neutral tile throughout and a further reception/bedroom, currently used as an office but could easily be utilised for a bedroom. The first floor boasts another double bedroom with an en-suite shower room with country views to the front and back, a further double bedroom with the same lovely views to the rear, a single bedroom/dressing room and a family bathroom.

Externally, this family home provides ample car parking to the front along with a integral garage with up-and-over door and oil-fired boiler, ensuring secure storage and ease of access. The property enjoys a pleasant aspect contributing to its tranquil atmosphere. To the rear, accessed via the sun room or the utility, is a paved seating area designed for outdoor entertaining, which wraps around the sun room and down the side of the property. Steps lead up to the lawned garden, with a variety of colourful plants, shrubbery and raised beds for vegetables, a garden storage shed and various fruit trees. Awel Y Mor is ideal for family living in the countryside, whilst still being close to the beautiful Pembrokeshire coastline. Viewing is highly recommended to appreciate this home and all it has to offer.

Situation

Trefgarn-Owen is a peaceful rural hamlet, situated in the heart of the Pembrokeshire countryside, some 7-8 miles or so northwest of the market town of Haverfordwest, which offers an extensive range of facilities and amenities. Also within easy reach is the ferry port town of Fishguard and the historic Cathedral City of St Davids. The surrounding area is renowned for its attractive rolling farmland, leading to the superb scenery of the renowned Pembrokeshire coastline and offering idyllic setting for those purchasers seeking a quieter pace of life. Despite its tranquil setting, the village enjoys good accessibility to a range of amenities in Haverfordwest, Fishguard and St Davids, and the spectacular Pembrokeshire coastline, with its award winning beaches, coastal path and outdoor pursuits is also within easy driving distance, making the location ideal for those wishing to enjoy both country and coastal living.

Directions

The property is located on the approach to Trefgarn-Owen. What3words: pills.order.hamster.

Description

Awel Y Mor comprises a modern, detached dormer bungalow, standing on a large plot that offers plenty of off-road car parking to the fore, and pleasant lawned grounds, with shrub borders and patio area that overlook farmland to the rear. The flexible accommodation has to be viewed in order to be fully appreciated and could be configured as five bedrooms, if required, with two being ensuite. Possibly the fifth bedroom is more suited to a home office or similar. The property comprises:-

GROUND FLOOR

A uPVC double glazed entrance door opens to the:-

Entrance Hallway

A lovely, welcoming entrance hallway with a neutral carpet leading through to the rooms on the ground floor. fitted with a composite door with a central glass pane and a window to the side, allowing the natural light to flow through.

Cloakroom/WC

Which has partly tiled walls, extractor fan and radiator, WC and wash basin.

Sitting Room

17' 3" x 18' 1" (5.25m x 5.50m)

A lovely light room with uPVC double glazed windows to the front and side, laid with a neutral carpet. The room has a focal point of a wood burner and is heated with

FIRST FLOOR

Landing

With radiator, recessed ceiling lights, loft access, shelved airing cupboard.

Bedroom Three

15' 7" x 9' 9" (4.74m x 2.98m)

A lovely, neutral double bedroom with a skylight to the fore and dormer window to the rear boasting country views.

Ensuite

With roof light, part tiled walls, WC, wash hand basin, shower cubicle, radiator and under eaves storage.

Family Bathroom

With part tiled walls, radiator, suite comprising bath, WC, wash hand basin and skylight.

Bedroom Four

15' 6" x 14' 9" (4.72m x 4.50m)

A double bedroom with under eaves storage and a dormer window to the rear with views over the garden and countryside beyond.

Bedroom Five

10' 4" x 6' 5" (3.15m x 1.95m)

A single bedroom, currently used as a walk in wardrobe with a velux window overlooking the front.

Externally

The grounds of Awel y Mor are a particularly attractive feature. The property is set back off the minor road that leads into the village of Trefgarn-Owen, by virtue of a stoned driveway and parking area that provides off-road car parking for several vehicles. There is an integral garage with up-and-over door and oil-fired boiler, whilst to the side is a very useful timber storage shed with access to the front and rear gardens. A further pedestrian access to the other side of the property leads to the rear garden. The rear garden needs to be viewed in order to be fully appreciated. Close to the conservatory is a very attractive patio area, with steps leading into the main lawn which has attractive shrub borders, raised beds for vegetables, a garden storage shed and various fruit trees. There is a post and rail fence to the agricultural land to the rear.

Services

Mains water, electricity and drainage are connected, and the property benefits from full oil fired central heating and is fully uPVC double glazed.

Tenure

Freehold with vacant possession upon completion

FIRST FLOOR

Landing

With radiator, recessed ceiling lights, loft access, shelved airing cupboard.

Bedroom Three

Having a skylight to the fore and dormer window to the rear, under eaves storage cupboard, radiator.

Ensuite

With roof light, part tiled walls, WC, wash hand basin, shower cubicle, radiator and under eaves storage.

Family Bathroom

With part tiled walls, radiator, suite comprising bath, WC, wash hand basin and skylight.

Bedroom Four

With radiator, under eaves storage, dormer window to the rear with countryside views.

Bedroom Five

With radiator and roof light.

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Tenure

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Local Authority

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire.

General Remarks

Awel Y Mor is a property that simply must be viewed in order to be fully appreciated. It occupies a very pleasant setting within the popular rural hamlet of Trefgarn-Owen, which lies within easy reach of the superb scenery of the renowned Pembrokeshire coastline with the towns of Haverfordwest, Fishguard and the cathedral city of St Davids all being within easy reach. The layout of the accommodation is ideally suited for family occupation, having a well-proportioned sitting room with an attractive focal point of a wood burner, together with a well-equipped kitchen/dining room, and a sun room to the rear that overlooks the rear garden. The bedrooms include two ensuite bedrooms that offer flexible accommodation that could provide a home office or similar. The grounds are a particularly attractive feature Viewing is highly recommended.









Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



