



jjmorris.com



Verona, 14, Plas y Fron, Fishguard – SA65 9LP

£325,000 Freehold

- A deceptively spacious Detached 2 storey Dormer Bungalow residence.
- Comfortable 2/3 Reception, Kitchen/Breakfast, Wet Room and 3/4 Bedroom accommodation.
- Gas Central Heating, uPVC Double Glazing (Conservatory Aluminium double glazed) and Loft Insulation.
- Garage and Off Road Parking Space for 2/3 Vehicles.
- Large well maintained Gardens and Grounds including Lawns, Flowering Shrubs, Rhododendrons, etc etc
- Convenient and Private location within a third of a mile of Fishguard Town Centre and its amenities.
- Ideally suited for Family or Early Retirement purposes.
- Early inspection strongly advised. Realistic Price Guide. EPC Rating D

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, a Library, Post Office, Art Galleries, a Cinema/Theatre, Petrol Filling Stations, Repair Garages, Supermarkets and a Leisure Centre. The twin town of Goodwick is a mile or so distant and Fishguard Harbour being close by provides a Ferry Terminal for Southern Ireland. There is also a Railway Station. The Pembrokeshire Coastline at The Parrog is within a mile or so of the Property and also close by are the other well known beaches and coves at Pwllgwaelod, Cwm yr Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Abereiddy and Whitesands.

Market Towns

The County and Market Town of Haverfordwest is within easy driving distance and has the benefit of an excellent Shopping Centre and 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. There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the A48 and M4 to Cardiff and London as well as good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK. Plas y Fron is a popular residential area which stands on the south eastern fringes of the town and is bisected by the B4313 road which runs from the Town Centre towards Llanychaer and Maenclochog.

Directions

From the office of JJ Morris turn right and then bear left and proceed up to Market Square. Follow the road to the left in the direction of Newport for 80 yards or so and 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 onto the B4313 road signposted to Llanychaer. Continue on this road for 100 yards or so and follow the road to the right into Hottipass Street. Proceed on this road for a few hundred yards and continue into Plas y Fron and some 150 yards or so further on Verona is situated on the right hand side of the road. A 'For Sale' board is erected on site.

Description

Verona comprises a Detached 2 storey Dormer Bungalow residence of cavity brick construction with part rendered and pebble dashed elevations and mainly rendered and whitened roughcast elevations under a pitched tiled roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Porch

10' 0" x 4' 0" (3.05m x 1.22m)
(maximum) Being uPVC double glazed with uPVC double glazed door to:-

Reception Hall

13' 0" x 8' 0" (3.96m x 2.44m)
(Plus 3'9" x 2'6") With fitted carpet, staircase to First Floor, ceiling light, double panelled radiator, understairs cupboard, 2 power points, built in Cloaks Cupboard with 1 power point, central heating thermostat control and doors to Wet Room, Dining Room, Kitchen/Breakfast Room and:-

Sitting Room

19' 0" x 14' 0" (5.79m x 4.27m)
With fitted carpet, 2 uPVC double glazed windows, Brick Fireplace housing a coal effect gas fire, coved ceiling, ceiling light and 2 wall lights, 8 power points and a uPVC double glazed French doors to:-

Conservatory

14' 0" x 5' 6" (4.27m x 1.68m)
(approximate measurement) With ceramic tile floor, Aluminium double glazed windows and an Aluminium double glazed pedestrian door to Rear Garden.

Wet Room

8' 0" x 5' 10" (2.44m x 1.78m)
With non slip vinyl floor covering, fully tiled walls, uPVC double glazed window, white suite of WC, Wash Hand Basin in vanity surround and a Glazed and Tiled Shower Cubicle with a Mira Advance electric shower, illuminated mirror fronted bathroom cabinet, uPVC double glazed window, Hyco wall mounted fan heater, 2 towel rails, ceiling light, Manrose extractor fan and double panelled radiator.

Dining Room

13' 1" x 11' 7" (3.99m x 3.53m)
With fitted carpet, 2 uPVC double glazed windows overlooking Rear Garden, double panelled radiator, serving hatch from Kitchen, ceiling light and 4 power points.

Kitchen/Breakfast Room

15' 3" x 10' 9" (4.65m x 3.28m)

(plus recess 3'9" x 2'6") With a laminate wood floor, uPVC double glazed window (affording a Sea view), inset single drainer one and a half bowl porcelain sink with mixer tap, towel rail, cooker box, part tile surround, double panelled radiator, range of fitted floor and wall cupboards, built in appliances including a Hotpoint eye level Double Oven, 5 ring gas Cooker Hob, Cooker Hood (externally vented), 2 ceiling lights, 10 power points, uPVC double glazed door to Side Entrance Hall, plumbing for dishwasher, fridge recess and door to:-

Walk in Larder

4' 6" x 3' 2" (1.37m x 0.97m)

With a tiled cold slab, wall shelves and an electric light.

Side Entrance Hall/Utility Room

19' 0" x 7' 6" (5.79m x 2.29m)

(average) With plumbing for automatic washing machine, uPVC double glazed doors to Front and Rear Gardens, double panelled radiator, storage recess with shelves and a ceiling light, electricity consumer unit, electricity meter, 3 power points, strip light, suspended Clothes Airer and doors to Garage/Workshop and:-

Separate WC

5' 0" x 3' 0" (1.52m x 0.91m)

With half tiled walls, vinyl floor covering, uPVC double glazed window with venetian blinds, WC, toilet roll holder, ceiling light and a Supawarm wall mounted fan heater. A staircase from the Hall gives access to the:-

First Floor**Landing**

15' 0" x 4' 0" (4.57m x 1.22m)

With fitted carpet, uPVC double glazed window, access to under eaves storage space, ceiling light and wall light, 2 power points and doors to Bedrooms and:-

Box/Boiler Room

9' 0" x 9' 0" (2.74m x 2.74m)

('L' shaped maximum) With carpet, access to an Insulated Loft, wall shelves, ceiling light, central heating timeswitch and a wall mounted Worcester Gas Boiler (heating domestic hot water and firing central heating).

Bedroom 1

13' 9" x 11' 6" (4.19m x 3.51m)

With fitted carpet, uPVC double glazed window, built in wardrobe, uPVC double glazed window, fitted wardrobe with shelves, telephone point, TV aerial cable, radiator, ceiling light and 4 power points.

Bedroom 2

13' 3" x 11' 6" (4.04m x 3.51m)

('L' shaped maximum) With fitted carpet, uPVC double glazed window, 3 ceiling spotlight and a single ceiling spotlight, double panelled radiator, built in wardrobe with shelves, 4 power points and access to an Insulated Loft.

Bedroom 3/Office

8' 10" x 8' 2" (2.69m x 2.49m)

With carpet, uPVC double glazed window with Venetian blinds, radiator, 3 ceiling spotlight, wall shelving, TV aerial cable and 3 power points. Adjoining the Property and with a pedestrian door from the Side Entrance Hall is a:-

Garage

15' 4" x 10' 6" (4.67m x 3.20m)

Of concrete block/brick construction with rendered and whitened roughcast elevations under a box profile roof. It has a metal up and over door, uPVC double glazed window, shelving, strip light, power points and a pedestrian door.

Externally

A pillared entrance with double wrought iron gates leads off Plas y Fron to a concreted drive which allows for Off Road Vehicle Parking and giving access to the Garage. Directly to the fore of the Property is a good sized Lawned Garden together with Flowering Shrubs and Privet Bushes from where delightful Coastal Sea Views can be enjoyed. There is a concrete path surround to the Property and to the rear is a good sized gently sloping Lawned Garden with an abundance of Flowering Shrubs including Hydrangeas, Rhododendrons, Fuchsias, Azaleas, Privet Bushes, Camellias, Flowering Cherry and Apple Trees. In addition, there is a Slate and Concrete Patio area. Outside Electric Lights and an Outside Water Tap. The boundaries of Verona are edged in red on the attached copy of the Land Registry Title Plan to the Scale of 1/1250.

Services

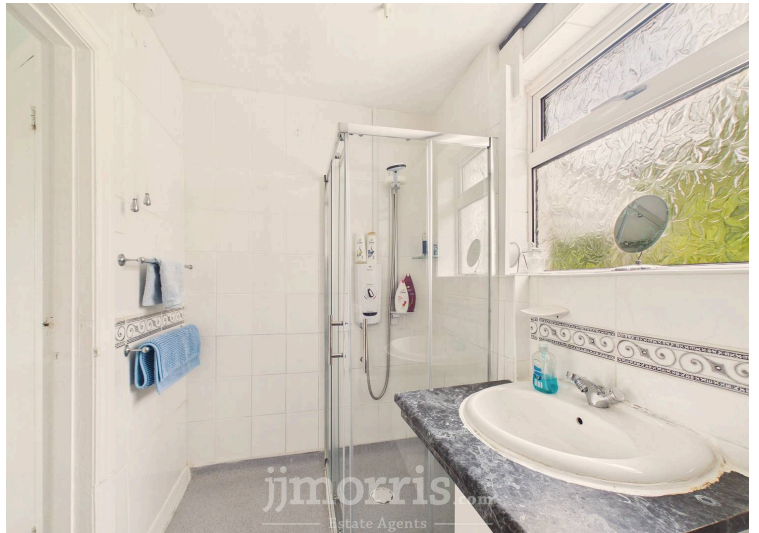
Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazed Windows and Doors throughout. Conservatory (Aluminium double glazed). Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

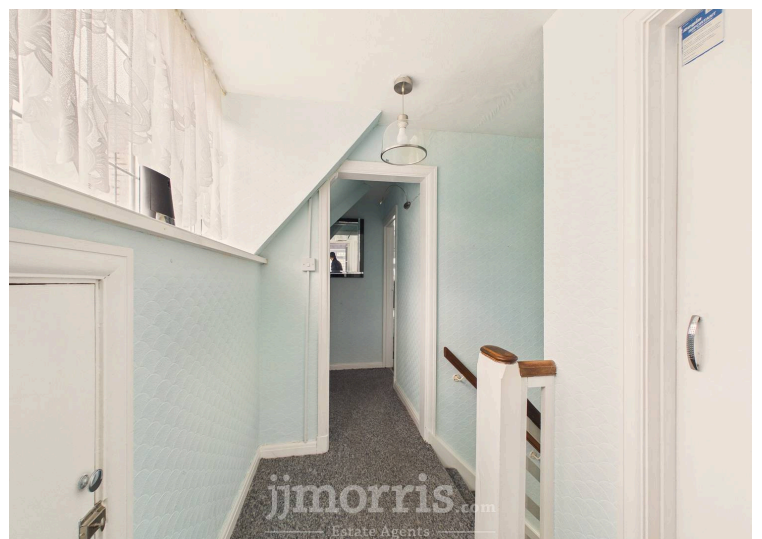
Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Verona is a deceptively spacious Detached 2 storey Dormer Bungalow residence which stands in its own good sized established Gardens and Grounds from where Coastal Sea Views can be enjoyed to Fishguard Bay. The Property is in good decorative order, benefitting from Gas Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has a Garage and Off Road Parking for 2/3 Vehicles and is ideally suited for Family or Retirement purposes. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.







ORDNANCE SURVEY MAP REFERENCE:

SM9636NW

SCALE 1:1250 Enlarged from 1/2500

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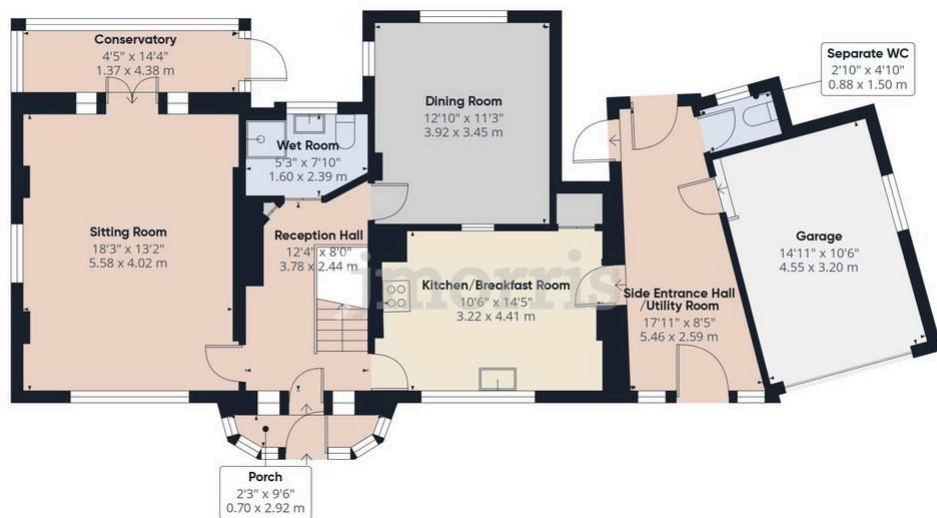


Verona,
14 Plas y Fron, Fishguard.



Scale 1/1250.

Plan for Identification Purposes Only.



Floor 0



Floor 1



Cardigan



01239 612343

Fishguard



01348 873836

Haverfordwest



01437 760440

Narberth



01834 860260