



Min-yr-Ochr, Maesgwynne Road, Fishguard, Pembrokeshire, SA65 9BE

Price Guide £329,950

- * An attractive Detached Modern (20 year old) single storey Bungalow Residence.
- * Comfortable 2 Reception, Kitchen/Diner, Utility, 3 Bedrooms and 2 Bath/Shower Room accommodation.
- * Gas Central Heating, uPVC Double Glazing, Cavity Wall and Loft Insulation.
- * Detached Garage as well as Off Road Parking for 2/3 Vehicles.
- * Good sized, easily maintained Lawned Gardens with a Paved Patio, Flower and Shrub Borders.
- * Ideally suited for Family, Retirement, Investment or for Letting 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 Post Office, Library, Art Galleries, a Petrol Filling Station/Store, Repair Garages, a Cinema/Theatre, 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, Goodwick is within a mile or so of the property and also close by are the other well known sandy beaches and coves at Pwllgwaed, Cwm yr Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

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, Takeaways, a Post Office, Art Galleries, a Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, Repair Garages, a Further Education College, The County Council Offices and The County Hospital at Withybush.

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

Maesgwynne Lane is a popular Residential area which is situated on the south eastern fringes of the Town and is within 600 yards or so of Fishguard Town Shopping Centre and Market Square.

DIRECTIONS

From the Offices of Messrs J. J. Morris, turn right and bear left and proceed up to Market Square and follow the road to the right into High Street. Continue on this road for 450 yards or so and take the second turning on the right into Maesgwynne Lane. Follow the road to the left and at the mini Roundabout proceed straight on into Maesgwynne Lane and a 100 yards or so further on, Min-yr-Ochr is the last Bungalow on the left hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

Min-yr-Ochr comprises a Detached single storey Bungalow Residence of cavity concrete block and brick construction with part brick faced and mainly rendered and coloured elevations under a pitched Redland Cambrian composition slate roof. Accommodation is as follows:-

Storm Porch

6'0" x 4'0" (1.83m x 1.22m)

With pine tongue and groove clad ceiling, ceiling light and a uPVC double glazed door to:-

Hall



30'0" x 6'6" (9.14m x 1.98m)

(approx). With fitted carpet, coved ceiling, 2 ceiling lights, 2 smoke detectors (not tested), Airing Cupboard housing a Valliant pressurised hot water cylinder and shelves, Walk in Cloaks Cupboard, radiator, access to an Insulated Loft with electric light via an aluminium Slingsby type ladder, doors to Kitchen/Breakfast Room, Bedrooms, Bathroom and:-

Sitting Room



18'7" x 12'4" (5.66m x 3.76m)

With fitted carpet, uPVC double glazed window with roller blind, radiator, Marble fireplace with Slate hearth housing a coal effect Gas Fire, ceiling light and 2 wall lights, coved ceiling, 8 power points, TV point, telephone point and uPVC double glazed French Doors to:-

Conservatory



10'6" x 9'6" (3.20m x 2.90m)

Being uPVC double glazed with vertical blinds, ceramic tile floor, ceiling light/fan, 4 power points and uPVC double glazed French Doors with roller blinds to rear Paved Patio and Garden.

Kitchen/Breakfast Room



17'4" x 11'9" (5.28m x 3.58m)

With ceramic tile floor, 2 uPVC double glazed windows, coved ceiling, 2 No. 3 ceiling spotlights, range of fitted floor and wall cupboards, inset single drainer one and a half bowl Stainless Steel sink unit with mixer tap, built in Fridge Freezer, built in Lamona Single Oven/Grill, Stoves 4 ring Gas Cooker Hob, Stainless Steel Cooker Hood (externally vented), part tiled surround, concealed worktop lighting, TV point, appliance points, 10 power points, Honeywell Central Heating Timeswitch, telephone point, double panelled radiator, a 15 pane glazed door to Hall and door to:-

Utility Room



7'9" x 6'8" (2.36m x 2.03m)

With ceramic tile floor, plumbing for automatic washing machine, coved ceiling, ceiling light, uPVC double glazed window, Valliant wall mounted Gas Combination Boiler (heating Domestic Hot Water and firing Central Heating), inset single drainer Stainless Steel sink unit with hot and cold, part tiled surround, radiator, wall shelf, 4 power points, appliance points, electricity consumer unit, floor and wall cupboards and a uPVC double glazed door to exterior.

Bedroom 1



13'5" x 13'2" (4.09m x 4.01m)

With fitted carpet, coved ceiling, ceiling light, uPVC double glazed window, TV point, telephone point, 6 power points and door to:-

En Suite Shower Room



8'5" x 4'2" (2.57m x 1.27m)

With ceramic tile floor, white suite of WC, Wash Hand Basin and a glazed and tile Shower Cubicle with a Mira Excel Thermostatic Shower, uPVC double glazed window, Manrose extractor fan, coved ceiling, ceiling light, wall mirror, glass shelf, shaver light/point, toilet roll holder, towel ring, tiled shelf and radiator.

Bedroom 2



13'0" x 12'9" (3.96m x 3.89m)

(maximum). With fitted carpet, uPVC double glazed window, coved ceiling, ceiling light, TV point, telephone point, radiator and 6 power points.

Bedroom 3



15'4" x 7'10" (4.67m x 2.39m)

With fitted carpet, uPVC double glazed window, radiator, coved ceiling, ceiling light, TV point, telephone point and 6 power points.

Bathroom



9'0" 5'10" (2.74m 1.78m)

With ceramic tile floor, white suite of panelled Bath, Wash Hand Basin and WC, thermostatic Shower over Bath, glazed shower screen, part tiled surround, shaver light/point, wall mirror, glass shelf, radiator, coved ceiling, ceiling light, toilet roll holder and a Manrose extractor fan.

Externally



A block pavior drive leads into the Property off Maesgwynne Lane and gives access to a:-

Detached Garage

19'4" x 12'8" (5.89m x 3.86m)

Of concrete block construction with rendered and coloured elevations under a pitched Redland Cambrian composition slate roof. It has a metal up and over door, uPVC pedestrian door, a work bench, strip light, shelves and 2 power points.

There is a block pavior hardstanding at the fore allowing for Off Road Parking together with a Paved Path surround to the Bungalow. Directly to the fore of the Bungalow is a Flower and Shrub Border with Roses and Mature Trees and to the side and rear are Lawned Garden areas. In addition, there is a good sized Paved Patio together with an

Ornamental Stone area and Flowering Shrubs. The rear garden is south facing and is very private and is bounded by a high wooden fence,

2 Outside Electric Lights and an Outside Water Tap.

SERVICES

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. Wiring for Satellite TV.

TENURE

Freehold with Vacant Possession upon Completion.

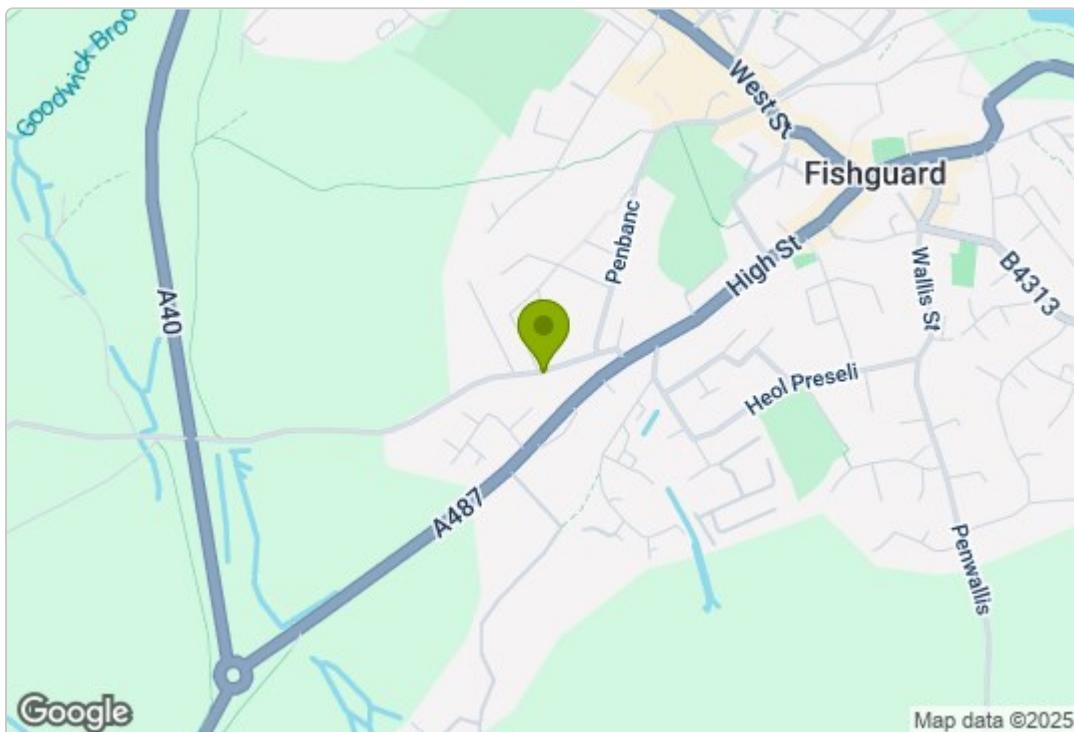
REMARKS

Min-yr-Ochr is a modern Detached single storied Bungalow Residence which was built approximately 20 years ago. It is in good decorative order benefiting from Gas Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation. In addition, it has a Garage as well as Off Road Parking for 2/3 Vehicles and reasonable sized, easily maintained front and rear Garden with Lawned areas, Flowering Shrubs, Roses, Mature Trees, Ornamental Stone areas and a south facing Paved Patio. It is ideally suited for Family, Retirement, Investment or for Holiday Letting purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.

Floor Plan



Area Map



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.

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	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		83	
EU Directive 2002/91/EC			

Council Tax Band - E

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