



Manor House, 5 Ffordd-y-Felin, Trefin, Haverfordwest, Pembrokeshire, SA62 5AX

Price Guide £345,000

- * An attractive Detached 2 storey Dwelling House.
- * Comfortable well appointed 1/2 Reception, 3 Bedroom and 2 Bath/Cloak Room Accommodation.
- * Oil Central Heating, uPVC Double Glazing and Loft Insulation.
- * Walled forecourt and a good sized private rear Lawned Garden with Paved Patio.
- * Off Road Parking to the side for 1/2 Vehicles.
- * Ideally suited for Family, Retirement, Holiday Letting or Investment purposes.
- * Early Inspection is strongly advised. Realistic Price Guide.

Situation

Trefin is a popular village which stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (8 miles North East) and the Cathedral City of St Davids (8 miles South West). The County and Market Town of Haverfordwest is some 16 miles or so South East.

Trefin has the benefit of a Public House, Post Office/Cafe, Chapel, Art Gallery and a Youth Hostel. Within a mile or so is the hamlet of Square & Compass which has the benefit of a Petrol Filling Station/Store and a Public House. The other well known village of Croesgoch is within 2 ½ miles or so and has the benefit of a Primary School, Art Gallery, Public House/Post Office, Repair Garage, Chapel, Hairdressers and an Agricultural Store.

The other well known villages of Mathry and Letterston are within a few miles of Trefin.

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 The County Council Offices and The County Hospital at Withybush.

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

The Pembrokeshire Coastline at Aberfelin is within a half a mile or so of the Property and also close by are the other well known sandy beaches and coves at Abercastle, Abermawr, Aberbach, Pwllcrochan, The Parrog, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

Trefin stands within the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

Fordd-y-Felin is the council road which runs in a westerly direction from the centre of the village towards Aberfelin and the coast. Manor House stands in the centre of the village and is within a short walk of the village amenities and indeed the coast.

Directions

From Fishguard take the Main A487 Road south west for some 7 miles, passing through the hamlet of Square & Compass and a few hundred yards or so further on take the turning on the right, signposted to Trefin. Continue on this road for a mile or so and in the centre of the village, bear left and upon reaching the 'T' junction, turn left (straight on). Manor House is situated on the left hand side of the road.

Description

Manor House comprises a Detached 2 storey Dwelling House of solid stone and cavity concrete block construction with rendered and coloured roughcast elevations under a pitched interlocking concrete tile roof. Accommodation is as follows :-

Ground Floor

uPVC Double Glazed Entrance Door to :-

Sitting/Dining Room



28'5" x 13'3" (8.66m' x 4.04m)

With slate tile floor, open beamed ceiling, 3 uPVC double glazed windows, Gazco Marlborough LP Gas Stove on a slate hearth, coloured natural stone walls, 2 ceiling lights, staircase to first floor, 3 double panelled radiators, 2 TV points, 12 power points, mains smoke detector, understairs cupboard, pine door to Kitchen/Breakfast Room and door to :-



Bathroom



13'3" x 7'4" (4.04m x 2.24m)

With slate tile floor, Worcester freestanding Oil combination boiler (heating domestic hot water and firing central heating), white suite of panelled Bath, Wash Hand Basin and WC, 5 downlighters, 2 uPVC double glazed windows (one with roller blind), part tile surround, shaver light/point, wall mirror, double panelled radiator, wall shelf, extractor fan and access to an Insulated Loft.

Kitchen/Breakfast Room



21'10" x 7'2" (6.65m x 2.18m)

With slate tiled floor, 3 uPVC double glazed windows (overlooking rear Garden) with roller blinds, range of oak fronted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, part tile surround, Bosch dishwasher, built-in Beko electric Single Oven/Grill, 4 ring Cooker Hob, part tile surround, Beko refrigerator, 2 double panelled radiators, Cooker Box, 8 power points, 6 downlighters, ceiling light and pine door to :-

Inner Hall

With slate tile floor, ceiling light, access to an Insulated Loft, uPVC double glazed door to Utility Room and door to :-

Separate WC



4'3" x 3'11" (1.30m x 1.19m)

With slate tile floor, uPVC double glazed window with roller blind, suite of Wash Hand Basin and WC, tile splashback, radiator and ceiling light.

Utility Room



11'4" x 9'5" (3.45m x 2.87m)

With vinyl floor covering, wall light, plumbing for automatic washing machine, uPVC double glazed window with roller blind, door to side entrance, storage shelf, 4 power points and a uPVC double glazed door to rear Garden.

Half Landing

With fitted carpet, ceiling light and stairs to Rear Landing and :-

First Floor

Main Landing

With fitted carpet, radiator, uPVC double glazed window with roller blind, mains smoke detector, ceiling light and doors to Bedroom 2 and :-

Bedroom 1



13'0" x 11'6" (3.96m x 3.51m)

With fitted carpet, uPVC double glazed window, double panelled radiator, ceiling light and 6 power points.

Bedroom 2



13'3" x 11'6" maximum (4.06m x 3.51m maximum)

With fitted carpet, uPVC double glazed window, double panelled radiator, ceiling light, storage shelf, 6 power points and a built-in wardrobe with shelf.

Rear Landing

With fitted carpet, ceiling light, doors to Shower Room and :-

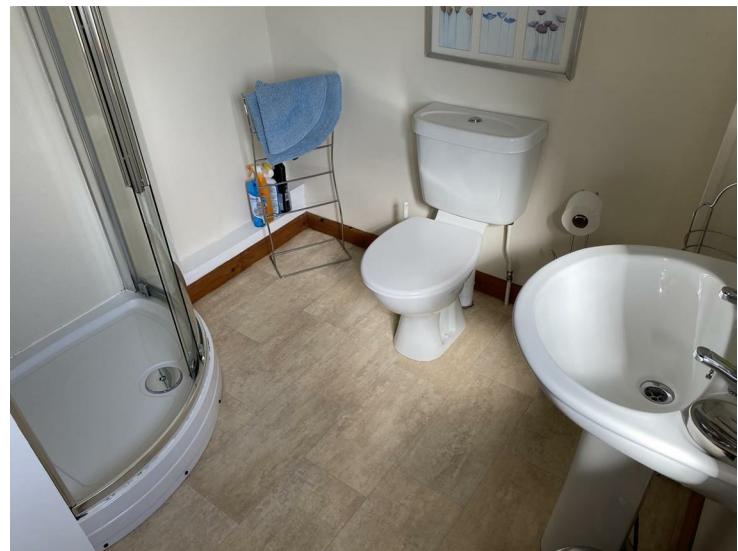
Bedroom 3



12'1" x 6'11" (3.68m x 2.11m)

With fitted carpet, uPVC double glazed window (affording south facing rural views), radiator, ceiling light and 6 power points.

Shower Room



9'5" x 6'10" (2.87m x 2.08m)

With a laminate tile floor, white suite of WC, Wash Hand Basin and a glazed Quadrant Shower with Aquaboard walls and a Mira Excel thermostatic shower, 2 ceiling lights, 1 downlighter, extractor fan, shaver light/point, tile splashback, wall mirror, radiator, robe hook and a uPVC double glazed window with roller blind.

Externally

There is a walled forecourt to the Property and to the side is a concrete hardstanding which allows for Off Road Parking for 1/2 Vehicles. A pedestrian door off the parking area gives access to a Paved Path which leads to the rear door and to a Paved Patio area. The Lawned Garden is of a good size and is south facing and is bounded by a high wooden fence.

Outside Electric Light and Outside Water Tap.

The Property also has the benefit of a pedestrian access right of way to the Utility Room over an area of Land on the eastern side of the Property.

The boundaries of Manor House are coloured red on the attached Plan to the Scale of 1/2500.

Servies

Mains Water, Electricity and Drainage are connected. Oil Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband connection.

Tenure

Freehold with vacant possession upon Completion.

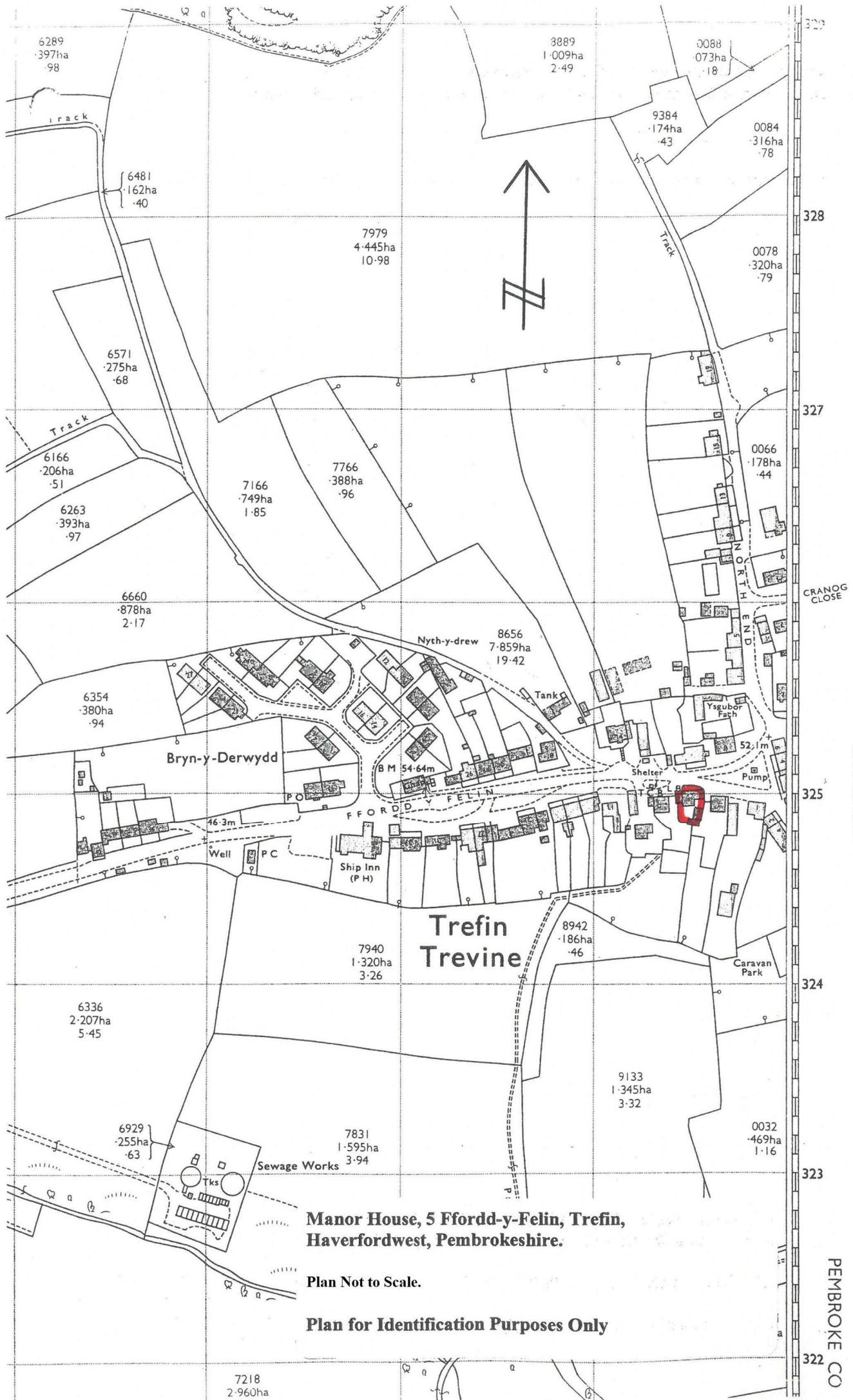
Rights of Ways

A Pedestrian Access Right of Way exists in favour of the Property which leads to the Utility Room door over an area of Land on the eastern side of the Property.

N.B. Access can be obtained to the rear garden via a pedestrian door from the Car Parking area.

Remarks

Manor House is a comfortable, well appointed Detached 2 storey Dwelling House which stands in the heart of this popular Coastal Village and being ideally suited for Family, Retirement, Holiday Letting or Investment purposes. The Property is currently a very successful Holiday Letting Cottage and is available fully furnished and equipped, if required. It is in excellent decorative order and has the benefit of Oil Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has a walled forecourt together with a sizeable, private south facing rear Lawned Garden and Paved Patio, as well as Off Road Parking for 2 Vehicles at the side. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



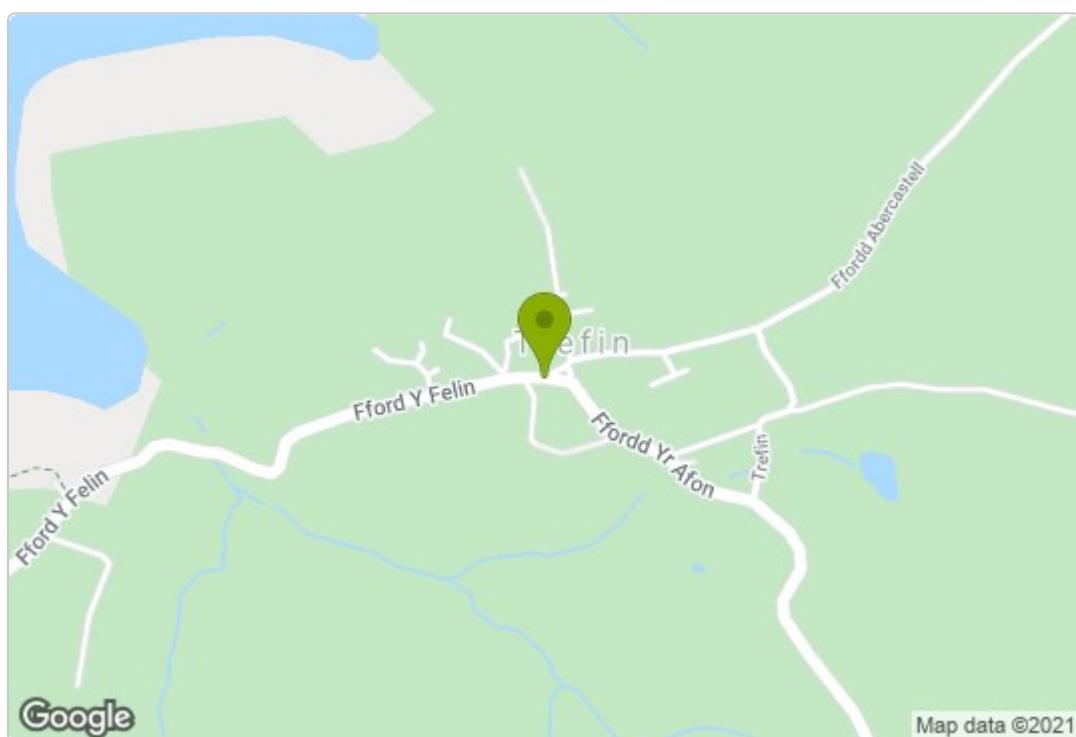
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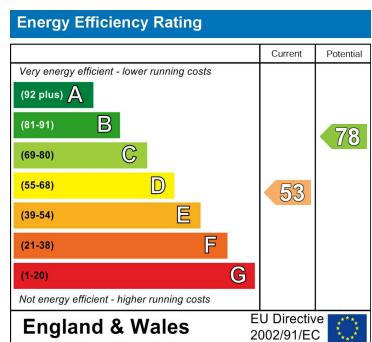
Floor Plan



Area Map



Energy Efficiency Graph



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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com