

**10 The Terrace, Rosebush, Clynderwen, Pembrokeshire, SA66 7QX**

**Price Guide £228,500**

- \* An attractive, modernised double fronted Terraced 2 storey Dwelling House.
- \* Comfortable, well appointed 2/3 Reception, Kitchen, Utility, Sep WC, 3 Bedrooms and Bathroom accommodation.
  - \* L.P. Gas Central Heating, Hardwood and uPVC Double Glazing and Loft Insulation.
- \* Small elevated Lawned Garden to fore and a good sized rear Lawned Garden with Flowering Shrubs and a raised composite decked Patio which affords delightful rural views.
- \* Garden Store Shed and Vehicle Parking within close proximity of the front and rear gardens.
  - \* Ideally suited for Family, Retirement, Investment or for Holiday Letting purposes.
  - \* Early inspection strongly advised. Realistic Price Guide.



## SITUATION

Rosebush is a rural village which is situated some 9 miles or so south east of the Market Town of Fishguard and some 12 miles or so north east of the County and Market Town of Haverfordwest.

Rosebush benefits from a Public House, a Caravan Park with a Licensed Club House and a Cheese Farm.

The larger village of Maenclochog is within a mile or so and has the benefit of a Primary School, Public House, a Church, 2 Chapels, 2 Petrol Filling Stations, a General Store/Post Office, Café and a Community/Village Hall.

Fishguard being close by, benefits from 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, Take-Away's, a Post Office, Library, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The County and Market Town of Haverfordwest is within easy car driving distance and benefits an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, a Post Office, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, a Library, Supermarkets, a Leisure Centre, Petrol Filling Stations, a Further Education College, The County Council Offices and The County Hospital at Withybush.

The North Pembrokeshire Coastline at The Parrog, Goodwick is within 10 miles or so and also close by are the other well known sandy beaches and coves at Aberbach, Pwllgwaelod, Cwm-yr-Eglwys, Aberfforest, Aber Rhigian, Cwm, The Parrog Newport, Newport Sands, Ceibwr and Poppit Sands.

The Preseli Hills border the village of Rosebush and provide excellent walking, rambling, pony trekking and hacking facilities.

10 The Terrace is situated within 80 yards or so of the centre of the village and it's amenities.

## DIRECTIONS

From Fishguard take the B4313 road south east for some 8 miles and upon reaching the crossroads at New Inn with the B4329 Cardigan to Haverfordwest road, proceed straight across, signposted to Maenclochog. Continue on this road for in excess of half a mile and in the village of Rosebush take the first turning on the left. Continue on this road for a quarter of a mile (with the Caravan Park on your left) and proceed to the centre of the village and at the 'T' junction, turn left. Continue on this road for 120 yards or so and 10 The Terrace is situated on the left hand side of the road. A 'For Sale' board is erected on site.

## DESCRIPTION

10 The Terrace comprises a Terraced 2 storey Dwelling House of mainly solid stone construction with rendered and pebble dashed front elevation and rendered and coloured rear elevations under a pitched composition slate roof. There is a Kitchen and Garden Room/Conservatory extension to the rear with a flat fibreglass roof. Accommodation is as follows:-

### uPVC Double Glazed Entrance Door to:-

### Living Room



14'5" x 12'0" (4.39m x 3.66m)

With carpet tile floor, radiator, staircase to First Floor, open beam ceiling, 3 wall lights and a ceiling spotlight, fireplace with a flue suitable for a Woodburning Stove, log store, Honeywell Central Heating Thermostat Control, telephone point, 3 power points, electricity meter and consumer unit, hardwood painted double glazed window and doors to Kitchen/Breakfast Room and:-

### Sitting Room



15'3" x 11'10" (4.65m x 3.61m)

With a carpet tile floor, radiator, hardwood painted double glazed window, painted stone fireplace housing a Morso Squirrel Multifuel Stove on a Slate hearth, fitted base cupboards with display shelves over, 4 wall lights, alcove with shelves, wiring for Satellite TV, radiator and 8 power points.

## Kitchen/Breakfast Room



16'10" x 7'10" (5.13m x 2.39m)

With LVT flooring, range of fitted floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, uPVC double glazed window, ceiling light and 4 ceiling spotlight, electric cooker box, 7 power points, Zanussi dishwasher, Zanussi Refrigerator, appliance points, Zanussi built in Electric Single Oven/Grill, Zanussi Cooker Hood, Zanussi 4 ring Ceramic Hob, wall shelves, radiator, towel hooks, door to Utility Room and opening to:-

## Garden Room/Conservatory



12'4" x 7'3" (3.76m x 2.21m)

With uPVC double glazed windows and uPVC double glazed French Doors to a raised composite Decked Patio area (affording superb Rural Views towards The Preseli Hills), LVT flooring, double panelled radiator, 4 power points and a wall spotlight.

## Utility Room



9'0" x 7'7" (2.74m x 2.31m)

With LVT flooring, radiator, range of floor and wall cupboards, Zanussi Freezer, Hotpoint Washing Machine, appliance points, 2 power points, ceiling light, access to an Insulated Loft, display shelf, Worcester wall mounted L.P. Gas Boiler (heating domestic hot water and firing central heating) and door to:-

## Separate WC



5'0" x 4'0" (1.52m x 1.22m)

With LVT flooring, white suite of Wash Hand Basin and WC, uPVC double glazed window, towel ring, radiator, toilet roll holder, wall shelf and wall light.

## First Floor

### Landing

With fitted carpet, access to an Insulated Loft, uPVC double glazed window over stairwell, ceiling light and exposed beams.

### Inner Landing/Study

7'0" x 5'0" (2.13m x 1.52m)

With a carpet square, uPVC double glazed window, radiator, ceiling light, access to an Insulated Loft and doors to Bedroom 1 and:-



## Bathroom



6'10" x 6'4" (2.08m x 1.93m)

With LVT flooring, white suite of panelled Bath, Wash Hand Basin and WC, radiator, Velux window, wall shelves, chrome heated towel rail/radiator, 3 ceiling spotlight, wall mirror, shaver point, glass shower screen, Electric Shower over Bath, part tiled surround, tiled shelf, radiator and robe/towel hooks.

## Bedroom 1



10'10" x 7'5" (3.30m x 2.26m)

With a carpet tile floor, hardwood painted double glazed window, exposed beams, fitted wardrobe, display shelf, ceiling light, radiator and 6 power points.

## Bedroom 2



12'0" x 7'4" (3.68m x 2.26m)

With carpet tile floor, hardwood painted double glazed window, exposed beams, feature Cast Iron Fireplace, fitted Storage Cupboard to rear bed, radiator, 6 power points, wall robe/clothes hooks and ceiling light.

## Bedroom 3



8'9" x 6'10" (2.67m x 2.08m)

("L" shaped maximum). With a carpet tile floor, uPVC double glazed window, radiator, exposed beams, robe hooks, ceiling light and 4 power points.

## Externally

There is a concreted path to the fore and beyond is a raised Lawned area which is bounded by a Privet Hedge. On the opposite side of the Access Road is a hardstanding area which allows for Vehicle Parking Space.



Directly to the rear of the Property is a good sized raised Composite Decked Patio from where superb Rural Views can be enjoyed over Open Countryside and towards the The Preseli Hills. Beyond is a good sized Lawned Garden with Flowering Shrubs, an Apple/Fruit Tree and a

Rhododendron Bush. A pedestrian gate at the bottom of the Garden gives access leads to a:-

### Store Shed

7'6" x 6'0" (2.29m x 1.83m)  
(approx).

Beyond the Store Shed is a gateway which leads out onto a rear Service Lane where there is ample Vehicle Parking Space.

N.B. The Store Shed is part of an Old Toilet Block which is divided into 4 Sheds. The Store Shed (quarter of the Old Toilet Block) has been used by the Vendors for 10 years or so and prior to that by the previous owners, although the Shed is not shown on the Land Registry Title Plan for the Property.

Outside Electric Light and an Outside Water Tap.

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

### SERVICES

Mains Water (metered supply), Electricity and Drainage are connected. L.P. Gas Central Heating. Hardwood Painted Double Glazed Windows and uPVC Double Glazed Windows. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. Wiring for Satellite TV.

### TENURE

Freehold with Vacant Possession upon Completion.

### RIGHTS OF WAYS

A pedestrian access right of way exists in favour of other property owners in The Terrace over the concrete path at the fore of the Cottage, whereas 10 The Terrace enjoys the same access rights over the concrete/paved path at the fore of the other dwellings in The Terrace.

### REMARKS

10 The Terrace is an attractive, double fronted modernised Terraced Dwelling House which stands in this popular Rural village at the foot of The Preseli Hills. The Property is in excellent decorative order and has a wealth of character with many attractive features and being ideally suited for Family, Retirement, Investment or for Letting purposes. It has the benefit of L.P. Gas Central Heating, Double Glazing and Loft Insulation as well as having the benefit of a good sized rear Garden with a raised composite decked Patio, a sizeable Lawned Garden and Flowering Shrubs. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.





Pantmaenog Forest

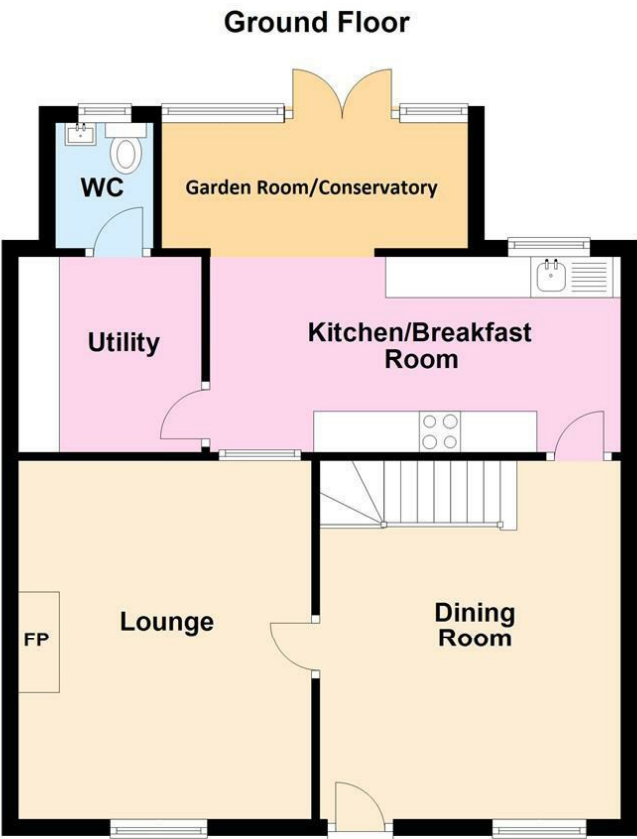
Rosebush

10 The Terrace,  
Rosebush, Clynderwen, Pembrokeshire.

Plan Not to Scale.  
Plan for Identification Purposes Only.

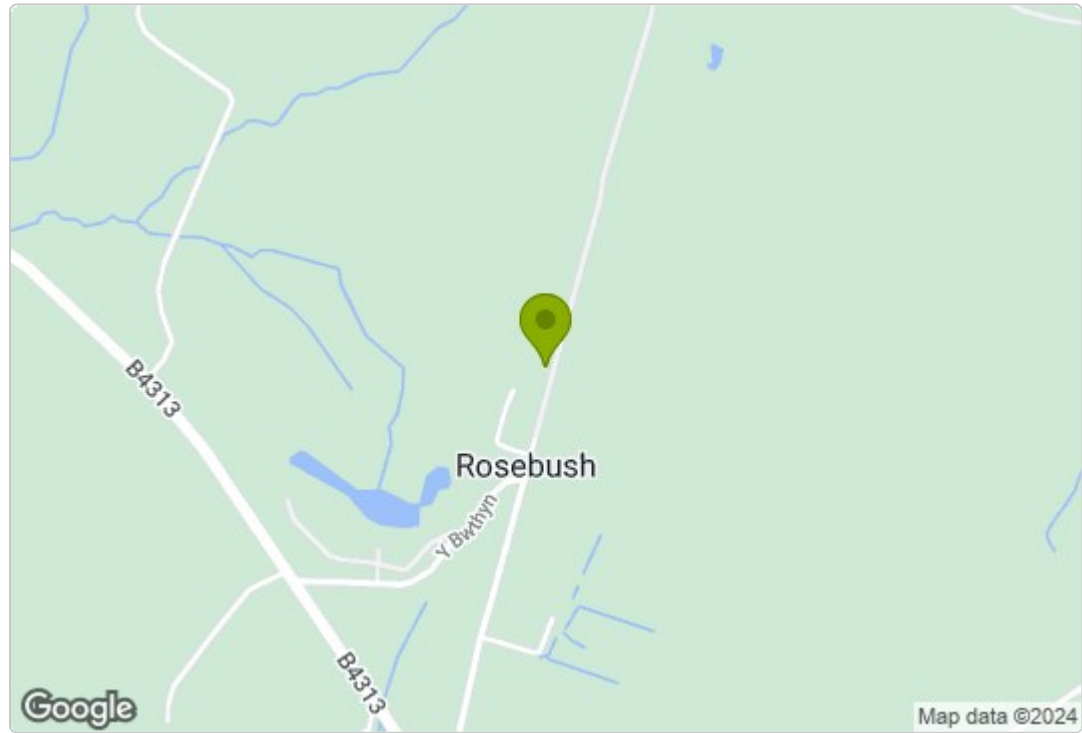
6818  
655ha  
1.62

Floor Plan

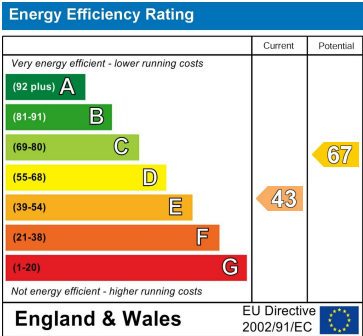


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

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.

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