



**Maesglas, Rhosfach, Clynderwen, Pembrokeshire, SA66 7SJ**

**Price Guide £495,000**

- \* A delightfully situated 2 ½ Acre Residential Holding which benefits panoramic Rural views.
- \* An attractive Detached single storey Bungalow Residence.
- \* Spacious Hall, Sitting Room, Kitchen/Diner, Utility, 3 Bedrooms and Bathroom accommodation.
- \* Oil Central Heating, uPVC Double Glazing and an Insulated Loft with conversion potential (STP).
- \* Good sized adjoining Garage as well as ample Off Road Vehicle Parking and Turning Space.
- \* Delightful Gardens and Grounds as well as 2 Acres or thereabouts of Pasture Land.
- \* Multipurpose Garage/Workshop 42'0" x 18'0" approx with an adjoining Lean-to Store Shed 40'0" x 23'0".
- \* Central and Private Location at foot of The Preseli Hills.
- \* Early inspection strongly advised. Realistic Price Guide. EPC Rating E

## SITUATION

Maesglas stands in hamlet known as Rhosfach which has a cluster of dwellings and is situated between the villages of Maenclochog (2.5 miles or so south west) and the other well known Village of Efailwen (2.5 miles south east).

Maenclochog being close by, is a popular Rural village which is situated in the heart of Pembrokeshire within close proximity of The Preseli Hills, which provides excellent Walking, Rambling, Pony Trekking and Hacking facilities. The village has the benefit of a Primary School, Church, 2 Chapels, a General Store/Post Office, a Cafe, Public House, 2 Petrol Filling Stations and a Community/Village Hall.

The other well known Village of Efailwen is within 2.5 miles or so and has the benefit of a Primary School and a Cafe/Restaurant.

Narberth being 10 miles or so South, has the benefit of a good range of designer Shops, Restaurants, Cafes, Public Houses, Hotels, Antique Shops, Schools, etc etc.

The Market and Ferry Town of Fishguard is some 12 miles north west whilst the other well known Market Town of Cardigan is some 14 miles or so north.

Haverfordwest being within easy car driving distance 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, Take-Aways, Art Galleries, a Library, Petrol Filling Stations, Supermarkets, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

There are good road links from Penblewin Roundabout along the Main A40 west to Haverfordwest and east to Carmarthen and the M4 leading to Cardiff and London. There are also good rail links from Clynderwen and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Maesglas is situated within a quarter of a mile or so of the Maenclochog to Efailwen Council Maintained District Road.

## DIRECTIONS

From Fishguard, take the B4313 Road south east for some 8 miles and upon reaching the crossroads with the B4329 Cardigan to Haverfordwest Road at New Inn, proceed straight across, signposted Maenclochog and Narberth. Continue on this road for some 2 miles or so and in the village of Maenclochog take the turning on the left (adjacent to the Cafe). Continue on this road for in excess of 2 miles and upon reaching the crossroads at Rhosfach, turn left. Continue on this road for approximately 400 yards or so and the entrance to Maesglas is on your right. A 'For Sale' Board is erected on site. Grid Reference No

116286.

Alternatively from Narberth, take the Main A478 Road north to Penblewin Roundabout and take the second exit, signposted to Cardigan. Continue on this road for 5 miles or so and upon reaching the village of Efailwen take the first turning on the left towards Maenclochog. Continue on this road for a mile and a half or so and proceed over the bridge at Ponthwel and continue up the hill for a short distance and turn right, signposted to Maenclochog. Proceed on this road for a mile or so and upon reaching the crossroads at Rhosfach, turn right. Continue on this road for 400 yards or so and Maesglas is situated on the right hand side of the road. A 'For Sale' Board is erected on the roadside hedge. Grid Reference No 116286.

What3Words - ///rejoins.expose.exactly

## DESCRIPTION

Maesglas is a Detached single storey Bungalow Residence of cavity concrete block construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

### uPVC Double Glazed Entrance Door to:-

#### Hall



14'6" x 4'6" (4.42m x 1.37m)

With a laminate wood floor, artex ceiling, radiator, ceiling light, smoke detector (not tested), telephone point, 2 power points, opening to Inner Hall and 15 pane glazed doors to Kitchen/Dining Room and:-

#### Sitting Room



16'6" x 16'0" (5.03m x 4.88m)

With fitted carpet, Stone open fireplace with a Slate Hearth, 3 uPVC double glazed windows, uPVC double glazed Patio Door leading to an Ornamental Stone Patio and Garden, 2 wall lights, 2 wall uplighters, wall spotlight, ceiling light, cove and artex ceiling, double panelled radiator, 12 power points, wiring for Satellite TV and a 15 pane glazed door to:-

## Kitchen/Dining Room



16'6" x 13'2" (5.03m x 4.01m)

With a laminate wood floor, 2 uPVC double glazed windows with roller blinds, range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with hot and cold, plumbing for dishwasher, part tile surround, freestanding New World 4 ring L.P. Gas Cooker with Oven and Grill, Cooker Hood (externally vented), 9 downlighters, 12 power points, Stanley Deluxe Range (heating domestic hot water, cooking and firing central heating) with a Quarry Tiled Hearth to the fore and a brick wall surround and a 15 pane glazed door to Hall.

## Inner Hall



13'6" x 3'0" (4.11m x 0.91m)

With a laminate wood floor, ceiling light, 2 power points, Airing Cupboard with a pre-lagged copper hot water cylinder and immersion heater and access to an:-

## Insulated Loft

43'0" x 14'6" (13.11m x 4.42m)

(approximate measurement only). With attic trusses and with potential to convert (subject to any necessary Building Regulations/Planning Consents).

## Utility Room



9'8" x 7'6" (2.95m x 2.29m)

(maximum). With a ceramic tile floor, uPVC double glazed door to rear Garden, coat hooks, artex ceiling, ceiling light, wall cupboard, plumbing for automatic washing machine and 2 power points.

## Shower Room



8'11" x 6'10" (2.72m x 2.08m)

With fully tiled walls, non-slip vinyl floor covering, white suite of glazed and tiled Shower Cubicle with a Thermostatic Shower, Wash Hand Basin and WC, uPVC double glazed window with roller blind, cove and artex ceiling, 3 ceiling spotlight, double panelled radiator, wall mirror and a wall mounted SupaWarm Electric Fan Heater.

## Bedroom 1



13'1" x 12'4" (3.99m x 3.76m)

(maximum). With fitted carpet, cove and artex ceiling, ceiling light, uPVC double glazed window with vertical blinds, radiator and 6 power points.

## Bedroom 2



13'0" x 10'3" (3.96m x 3.12m)

With fitted carpet, uPVC double glazed window with vertical blinds, ceiling light, cove and artex ceiling, radiator and 10 power points.

## Bedroom 3



10'3" x 9'10" (3.12m x 3.00m)

("L" shaped maximum). With fitted carpet, radiator, uPVC double glazed window with vertical blinds, built in wardrobe, ceiling light, cove and artex ceiling and 6 power points.

## EXTERNALLY

Adjoining the Property is a:-

### Garage

18'6" x 14'0" (5.64m x 4.27m)

Of cavity concrete block construction with rendered and coloured elevations under a pitched composition slate roof. It has a metal up and over door, a pedestrian door, uPVC double glazed window, 3 ceiling lights, electricity consumer unit and 4 power points.

The Property stands in large Gardens and Grounds which are laid mainly to Lawns together with an abundance of Flowering Shrubs, Rhododendrons, Fuchsias, Pampas Grasses, a Monkey Puzzle Tree, Fir Trees etc etc. There are also gravelled hardstanding areas to both front and rear of the Property which allows for ample Vehicle Parking and Turning Space. To the rear of the Property is a Garden area together with a:-

### Timber Garden Shed

10'0" x 6'0" (3.05m x 1.83m)  
and a:-

### Greenhouse

8'0" x 6'0" (2.44m x 1.83m)

Oil Tank.

Within 30 yards or so of the Bungalow are 2 Multipurpose/Agricultural Buildings as follows:-

### Garage/Workshop



42'0" x 18'0" (12.80m x 5.49m)

Of concrete block construction with box profile cladding under a pitched box profile roof. It has 2 strip lights and 4 power points. Adjoining is a:-

### Lean-to Multipurpose Shed



40'0" x 23'0" (12.19m x 7.01m)

Of steel stanchion and concrete block construction with corrugated iron roof. This building has 2 electric lights and is ideally suited for Stabling, Livestock Rearing or for Machinery or Vehicle Storage.

The Land in total extends to 2 1/2 Acres or thereabouts of which there is approximately 2 Acres or thereabouts of Pasture Land. The boundaries of the Property are edged in red on the attached Plan (from an extract of a 1970's Plan which does not show the Bungalow or the Buildings) to the Scale of 1/2500.

### SERVICES

Mains Water (metered supply) and Electricity are connected. Septic Tank Drainage. uPVC Double Glazing. Oil Central Heating via a Stanley Range which also heats domestic hot water and cooking. Loft Insulation. Telephone, subject to British Telecom Regulations. Fibreoptic Fibre Broadband. uPVC Clad Soffits and Facia Boards.

### TENURE

Freehold with Vacant Possession upon Completion.

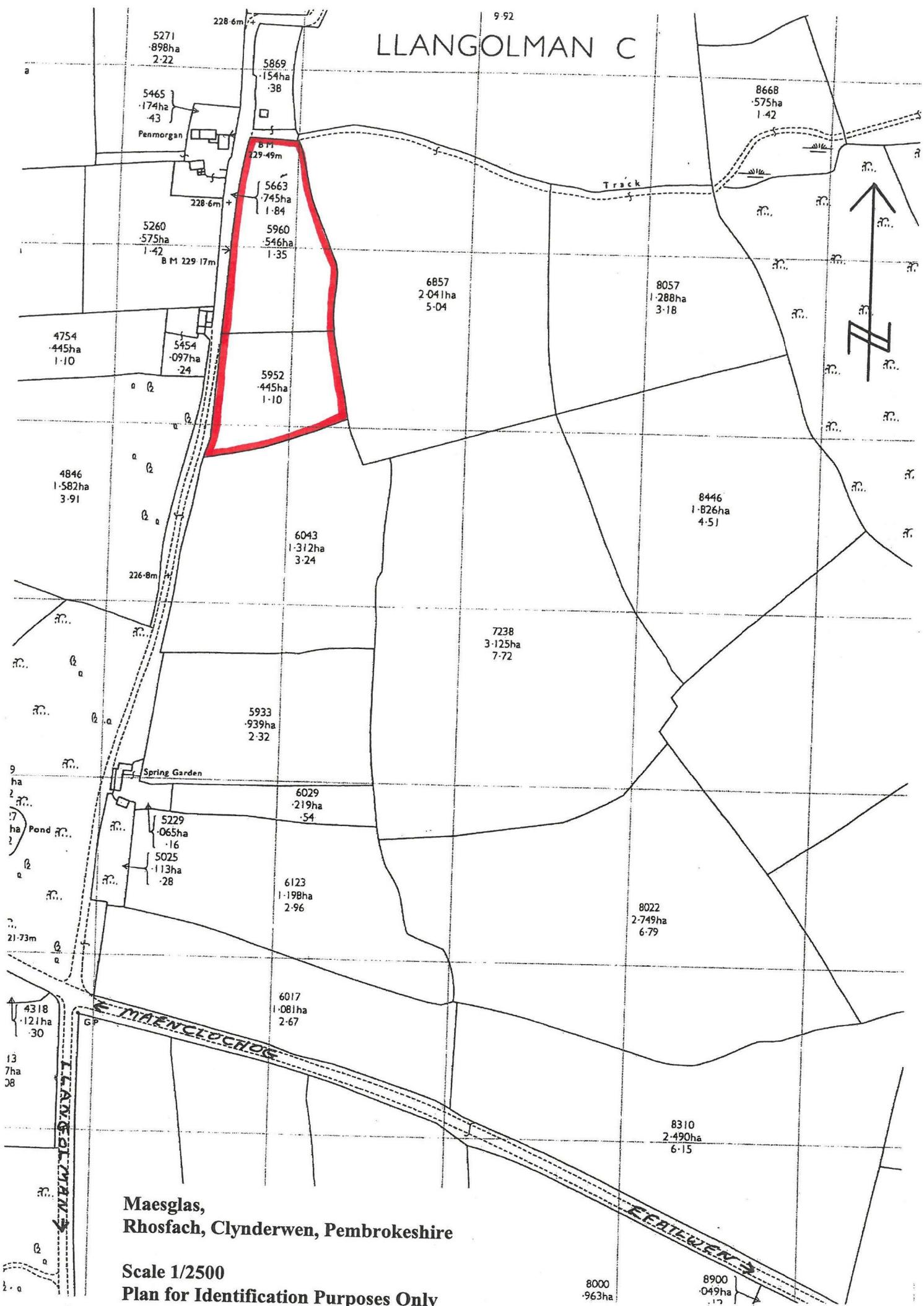
## REMARKS

Maesglas is a delightfully situated 2 ½ Acre Residential Smallholding which stands at the foot of The Preseli Hills from where panoramic Rural views can be enjoyed over the surrounding countryside. The Property has the benefit of a comfortable and spacious 3 Bedroom Bungalow Residence benefiting from Oil Central Heating, Double Glazing and Loft Insulation as well as 2 useful Multipurpose Buildings, delightful Gardens and Grounds and 2 Acres or thereabouts of Pasture Land. Maesglas Bungalow stands inset off a quiet, Council Maintained District Road and is within 400 yards or so of the Maenclochog to Efailwen Council Road. Maenclochog village is within 2 ½ miles or so and also close by are the other well known villages of Glandy Cross, Efailwen and Llandissilio. The well known Market Town of Narberth is some 10 miles or so south and Cardigan is some 14 miles or so north. Residential Smallholdings of this nature bordering The Preseli Hills are few and far between and early inspection is strongly advised. Realistic Price Guide.



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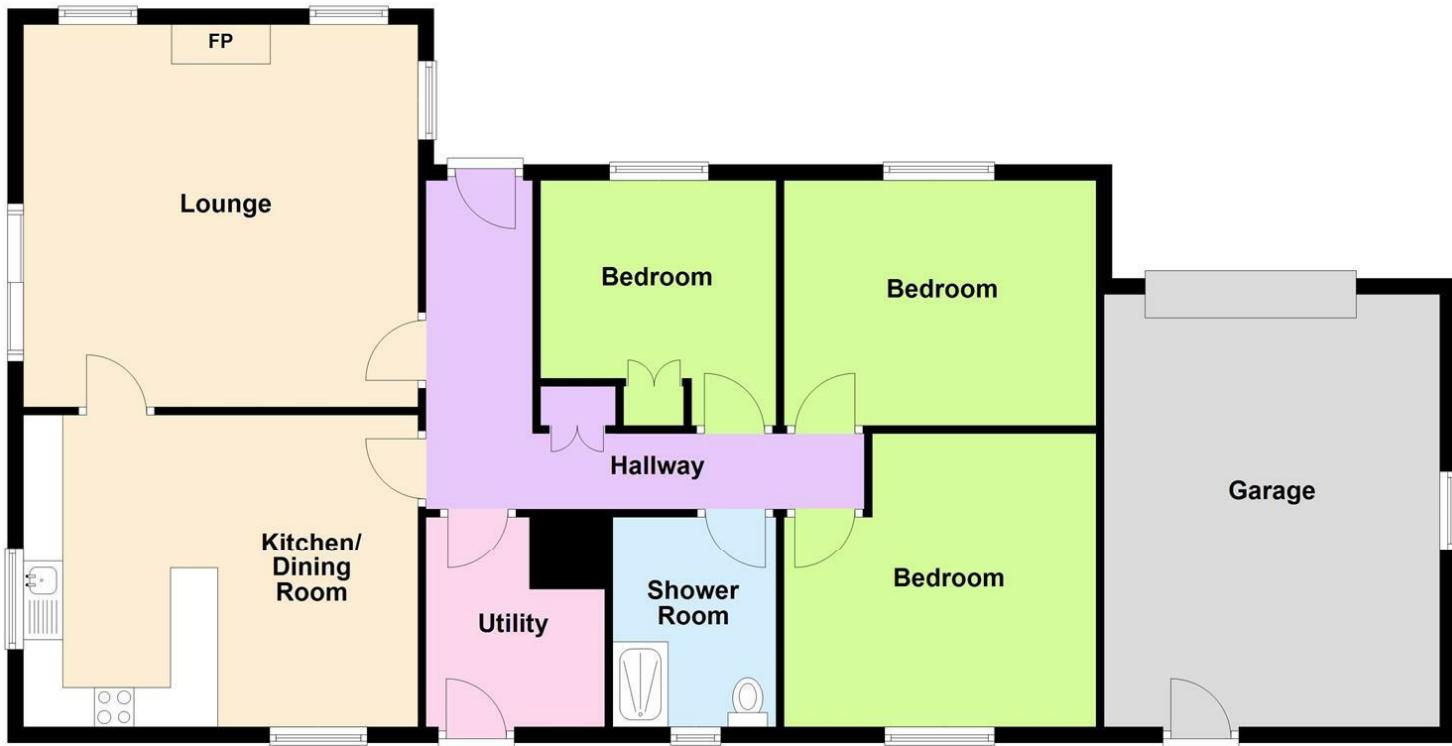
## **Maesglas, Rhosfach, Clynderwen, Pembrokeshire**

**Scale 1/2500**  
**Plan for Identification Purposes Only**

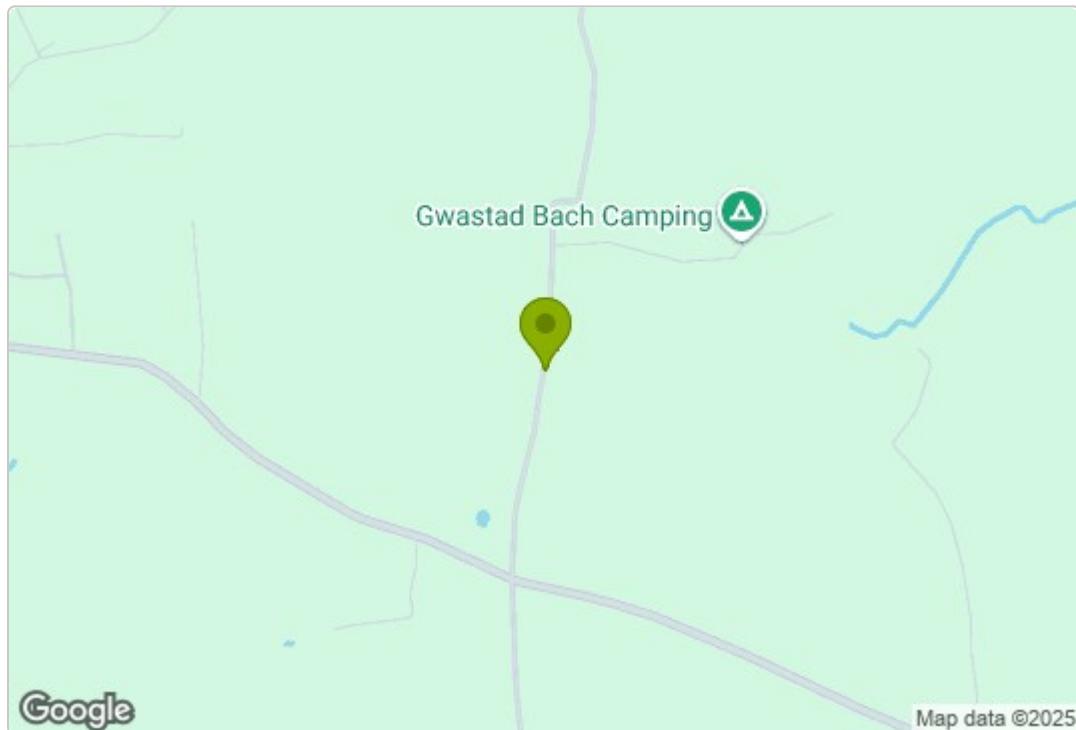
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## Floor Plan

### Ground Floor



## Area Map



## 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		46	78
EU Directive 2002/91/EC			

## Council Tax Band - D

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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