

**Fishguard Office:**

21 West Street, Fishguard, Pembrokeshire, SA65 9AL

T: 01348 873836

E: fishguard@jjmorris.com

**jjmorris.com**

**Chartered Surveyors | Estate Agents | Valuers | Auctioneers**



**Bridge Cottage Jordanston Bridge, Castlemorris, Fishguard, Pembrokeshire, SA62 5UP**

**Price Guide £350,000**

- \* An Attractive Detached Character 2 storey Cottage Residence.
- \* Well Appointed, 2 Reception and 2 Bedroom Accommodation.
- \*\* L.P. Gas Central Heating, Roof/Loft Insulation and partial Double Glazing.
- \* Good sized Gardens inc Lawned areas, Flowering Shrubs, Paved Patio etc.
- \* Off Road Parking for 2/3 Vehicles as well as Roadside Parking.
- \* Ideal for Family, Retirement, Holiday Letting or Investment purposes.
- \* Early inspection strongly advised. Realistically Priced. EPC G.



## Description

Bridge Cottage comprises a Detached 2 storey Dwelling of solid stone construction with coloured stone faced elevations and rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

## Half Glazed Stable Door to:-

## Kitchen/Breakfast Room



15'3" x 14'7" (4.67 x 4.47)

With a flagstone floor, Inglenook feature fireplace with 3 spotlights and housing a Leisure freestanding Range Cooker with a 5 ring L.P. Gas Hob, Electric Grill and 2 Ovens with cupboards either side with Beech worktops, open beam ceiling, 5 power points, Belfast sink with mixer tap, base cupboards with Beech worktops, tiled splashback, ceiling light, double panelled radiator, plate rack, microwave shelf, whitened natural stone walls, staircase to First Floor, double glazed sash window, electricity meter and consumer unit cupboard, doors to Dining Room and:-

## Utility/Boiler Room

6'0" x 4'7" (1.83 x 1.42)

With a Worcester wall mounted L.P. Gas Combination Boiler (heating Domestic Hot Water and firing Central Heating), single glazed window, coat hooks, plumbing for automatic washing machine, cold slab, ceiling light and 2 power points.

## Dining Room



14'7" x 11'10" (4.47 x 3.61)

With pine floorboards, double glazed sash window, open beam ceiling, double panelled radiator, whitened natural stone walls, 4 power points, 2 ceiling lights, slate step and door to rear Garden and door to:-

## Sitting Room



18'6" x 13'8" (5.64 x 4.17)

With door to exterior, whitened natural stone walls, wiring for Satellite TV, 8 power points, Boru Multifuel Stove on a quarry tiled hearth, pine floorboards, 3 double glazed sash windows, 2 double panelled radiators, exposed beams, 2 ceiling lights and a telephone point.

## First Floor Landing

With pine floorboards, exposed beams, ceiling light and a built in Wardrobe/Cupboard with hanging rail.

## Bedroom 1



15'10" x 11'10" (4.83 x 3.61)

With pine floorboards, Velux window, 2 single glazed windows, double panelled radiator, exposed beams, telephone point, 6 power points, robe hook and a wall shelf with robe hooks.

## Bedroom 2

8'2" x 8'0" (2.49 x 2.46)

With pine floorboards, Velux window, double panelled radiator, wall mirror, wall shelves, exposed beams, robe hooks, ceiling light and 2 power points.

## Bathroom



10'4" x 7'4" (3.15 x 2.26)

plus Shower Recess. With painted pine floorboards, single glazed window, double panelled radiator, white suite of panelled Bath, Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Mira Play Electric Shower, picture/shaver light, towel ring, toilet roll holder, toothbrush holder, 2 downlighters, shower light, robe hook and a built in Storage Cupboard with shelves.

## Externally

A gated access off the Council Road leads into the Property to a chipping/gravelled hardstanding area at the fore which allows for Off Road Parking for 2/3 Vehicles. Adjacent to the parking area is a:-

## Store Shed

8'0" x 6'11" (2.44 x 2.13)

Of concrete block construction with a corrugated cement fibre roof. Beyond the parking area and to the fore is a good sized, gently sloping Lawned Garden with Young Trees and Flowering Shrubs which are bounded by a Stone wall and Pembrokeshire hedges.

To the rear of the Property is a Paved Patio together with a chipping/gravelled Patio/Hardstanding area and a raised border with Flowering Shrubs. Steps from the Patio area gives access to a small raised Lawned Garden with Flowering Shrubs and adjacent is a:-

## Garden Shed

6'11" x 6'11" (2.13 x 2.13)

Of concrete block construction with a flat felt roof. It has wiring for an electric light and power points. 2 Outside Electric Lights

Adjacent to the front entrance gate and the Council Road is a hardstanding area which allows for further parking for 2/3 Vehicles.

The approximate boundaries of the Property are coloured red on a Plan which is available from the Fishguard Office.

## Services

Mains Water and Electricity are connected. Effluent Tank Drainage. Ground Floor Windows are Double Glazed (with the exception of the Utility/Boiler Room) whilst the First Floor Windows are Single Glazed. Velux Double Glazed Skylight windows. Roof and Loft Insulation. L.P. Gas Central Heating. Wiring for Satellite TV. Telephone, subject to British Telecom Regulations. Superfast Broadband Connection.

## Tenure

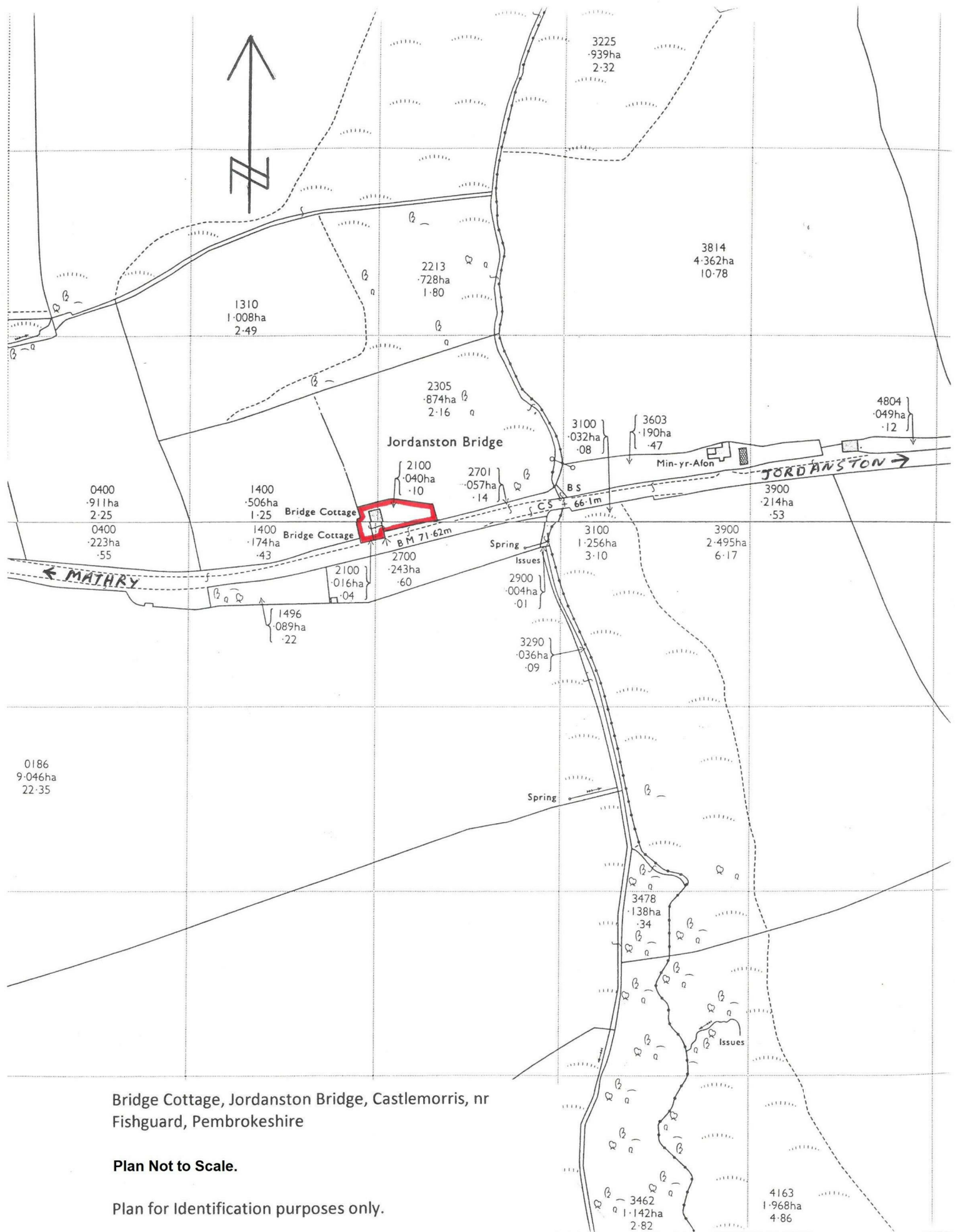
Freehold with Vacant Possession upon Completion.

## General Remarks

Bridge Cottage is an attractive, Detached character Residence which stands in a delightful location within a short drive of The North Pembrokeshire Coastline and the Market Town of Fishguard. The Property has a wealth of character with many attractive features including Pine Floorboards, Exposed Beams, an Inglenook feature Fireplace, Flagstone Floors etc etc. It also benefits from L.P. Gas Central Heating, Roof and Loft Insulation and is in the main Double Glazed. In addition, it has delightful Gardens and Grounds as well as Off Road Parking for 2/3 Vehicles and also roadside parking for a further 2/3 Vehicles. Delightful Rural views can be enjoyed from the Property. It is ideally suited for Family, Retirement, Holiday Letting or for Investment purposes and is offered For Sale at a realistic price. Early inspection is strongly advised.

## Directions

From Fishguard, take the Main A40 Road south for 2 miles or so and just prior to entering the village of Scleddau, take the turning on the right signposted to Mathry and St Davids. Continue on this road for 350 yards or so and take the first turning on the left (straight on) in the direction of Jordanston. Continue on this road for three quarters of a mile or so and proceed through the hamlet of Jordanston and some three quarters of a mile or so further on, Bridge Cottage is situated on the right hand side of the road. A "For Sale" Board is erected on site.

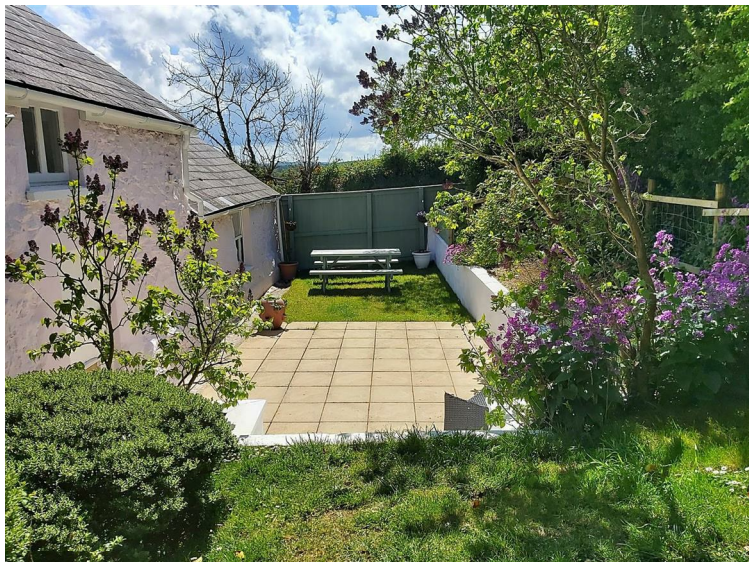


Bridge Cottage, Jordanston Bridge, Castlemorris, nr  
Fishguard, Pembrokeshire

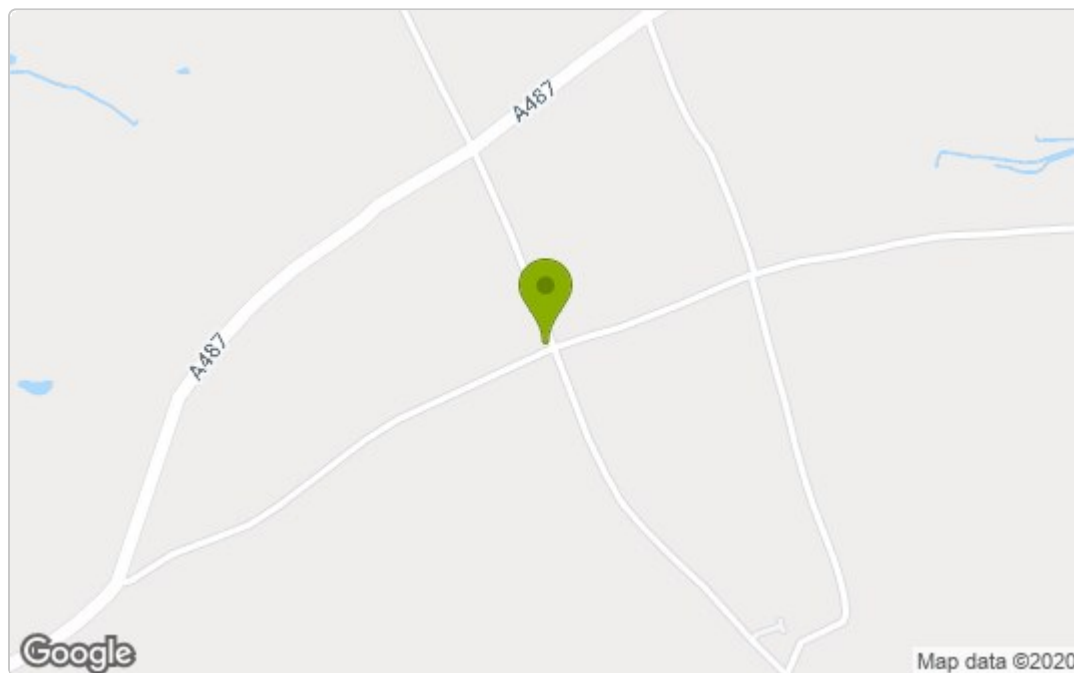
Plan Not to Scale.

Plan for Identification purposes only.





## 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 firm's 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		62
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		76
England & Wales EU Directive 2002/91/EC		

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