



## The Old Smithy, Dwrbach, Scleddau, Fishguard, Pembrokeshire, SA65 9RD

**Price Guide £295,000**

\*An attractive, well appointed Detached 2 storey stone Character Cottage residence.

\*Deceptively spacious Hall/Study, Living Room, Kitchen/Dining Room, Shower Room and 2 Bedroom accommodation.

\*E7 Heating and 2 Radiators. Jotul Woodburning Stove, uPVC Double Glazed Windows. Roof Insulation.

\*Delightful Gardens and Grounds with Flowering Shrubs, Soft Fruit Trees, Apple Trees and Wildlife Ponds.

\*Off Road Parking for 2/3 Vehicles together with 2 Garden Store Sheds, a Wood Store and Greenhouse.

\*Ideally suited for a Couple, Small Family, Retirement, Investment or Holiday Letting.

\*Inspection essential to appreciate the qualities and character of this exceptional Cottage. Realistic Price Guide.



## Situation

The Old Smithy stands inset off the Sceddau to Jordanston Council Maintained District road and is within 350 yards or so of the Main A40 Fishguard to Haverfordwest road.

The Old Smithy is situated within a half a mile or so of the centre of the village of Sceddau which has the benefit of a Public House, Trailer Centre, a Former Chapel and a Repair Garage.

The well known Market Town of Fishguard is within 2 miles or so and 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, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

Fishguard Harbour being close by, provides a Ferry Terminal for Southern Ireland and in addition, there is a Railway Station. The Pembrokeshire Coastline at the Parrog is within 2.5 miles or so of the Property and also close by are the other well known sandy beaches and coves at Pwllgwaelod, 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 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. There is a cycle path which connects Sceddau to both Fishguard and Goodwick and it takes approximately 15 minutes to cycle to The Parrog at Goodwick.

## Directions

From Fishguard take the Main A40 road south for One and Three Quarter Miles and just prior to entering the village of Sceddau take the turning on the right, signposted to St Davids. Continue on this road for 300 yards or so and take the turning on the left (straight on) signposted to Jordanston and St Davids. Proceed on this road for 30 yards or so and The Old Smithy is the Property on your right. A 'For Sale' board is erected on site.

Alternatively from Haverfordwest take the Main A40 north for some 12 miles or so, passing through the village of Sceddau and a Third of a Mile or so further on, take the turning on the right, signposted to St Davids. Follow directions as above.

## Description

The Old Smithy comprises a Detached predominantly single storied Cottage of solid stone and cavity concrete block construction with mainly stone faced elevations and part rendered and coloured elevations under pitched and lean to slate roof and a lean to composition slate roof. Accommodation is as follows:-

### Double Doors/Shutters lead to a:-

### Stable Door

Which gives access to a:-

### Hall/Study



8'11" x 7'2" (2.72m x 2.18m)

With ceramic tile floor, ceiling light, column radiator, 4 power points, whitened natural stone wall, plumbing to extend the heating system and half glazed doors to Sitting/Dining Room and:-

### Utility Room



8'2" x 4'0" (2.49m x 1.22m)

With ceramic tile floor, column radiator, floor and wall cupboards, porcelain sink with mixer tap, wall cupboard housing an EHS Electric Boiler (heating domestic hot water and 2 radiators and with potential to heat up to 7 radiators, if required), tile splashback, plumbing for automatic washing machine, uPVC double glazed window, Manrose extractor fan, whitened natural stone wall, ceiling light and a towel hook.

## Sitting/Dining Room



19'0" x 16'7" (5.79m x 5.05m )

With 3 uPVC double glazed windows with roman blinds, exposed 'A' frames, whitened natural stone walls, 2 Velux windows, 6 spotlights, staircase to First Floor, 3 understairs storage cupboards, ceramic tile floor, Jotul No 1 Woodburning Stove on a ceramic tile hearth, wiring for Satellite TV and additional TV points, 6 power points, 2 window seats, 2 Dimplex storage heaters, slate window sill, 7 niche storage cupboards, an open niche, opening to Inner Hall and double doors to:-

## Bedroom 2



18'2" x 7'9" (5.54m x 2.36m)

With ceramic tile floor, 2 Velux windows with blinds, 4 downlighters, whitened natural stone wall, 2 uPVC double glazed windows, Unidare storage heater, electricity consumer unit cupboard, insulated lime washed pine tongue and groove clad ceiling and 6 power points.

## Inner Hall



With ceramic tile floor, door to Walk in Store Room, double doors to Kitchen/Breakfast Room and door to:-

## Shower Room



7'10" x 5'7" (2.39m x 1.70m)

With ceramic tile floor, Dimplex storage heater, white suite of glazed and tiled Shower Cubicle with a Mira Vie electric shower, Wash Hand Basin in vanity surround and WC, fully tiled walls, towel rail, toilet roll holder, extractor fan, ceiling light, bathroom cabinet, wall mirror and an extractor fan.

## Walk in Store Room

5'6" x 4'0" (1.68m x 1.22m)

With ceramic tile floor, fitted shelving and ceiling light.

## Kitchen/Breakfast/Living Room



19'0" x 11'6" (5.79m x 3.51m)

With pine floorboards, 3 uPVC double glazed windows, 3 Velux windows with blinds, coloured natural stone walls, range of fitted floor and wall cupboards with Oak worktops, built in AEG Single Oven/Grill, built in AEG Dishwasher, AEG 4 ring Induction Hob, glass splashback, Cooker Hood (externally vented), inset one and a half bowl Silk Quartz Sink Unit with a Quooker Mixer/Instant Hot Water tap, part tile surround, open beam ceiling, cooker box, 17 power points with USB points, TV point, painted tongue and groove clad ceiling, ceiling light, Dimplex wall mounted convector heater, Oak wall shelf, Island Breakfast Bar with cupboards beneath and shelving, concealed worktop lighting, LG wall mounted TV and door to Rear Garden.

A staircase from the Sitting/Dining Room gives access to a:-

## Crog Loft/Bedroom 1



16'8" x 12'8" maximum (5.08m x 3.86m maximum)

With whitened natural stone wall, 2 Velux windows with blinds, 2 ceiling spotlights, 4 power points, 2 electric consumer units and a wired in extension cable.



## Externally



Directly to the fore of the Property is a small Lawned Garden and to the side is a Cobbled/Gravelled Hardstanding allowing for Off Road Vehicle Parking with a field gate leading to a further hardstanding area which allows for additional 2 Vehicle/Boat/Caravan parking space. In addition, there are 2 Garden Store Sheds each measuring 10'0" x 8'0", a Wood Store 8'0" x 6'0" and a Greenhouse 8'0" x 6'0".

Outside Power Point, Outside Water Tap and an Outside Sensor Light.

The Property stands in delightful established Gardens and Grounds with an abundance of Flowering Shrubs including Fuschias, Buddleia, Roses etc and Soft Fruit Trees including Gooseberry, Redcurrant, Blackcurrant and numerous Apple Trees. In addition, there is a Wildlife Pond together with a Herb Bed and a Bay Tree. There are paved and slate chip path walkways around the Garden as well as a raised Ornamental Stone and Paved Patio Area. To appreciate the Gardens to its full extent inspection is essential and strongly advised.

## Services

Mains Water (metered supply) and Electricity are connected. Septic Tank Drainage. Telephone, subject to British Telecom Regulations. Broadband Connection. Economy 7 Electric Heating as well as an Electric Boiler (heating domestic hot water and 2 radiators and with potential to heat up to 7 radiators). uPVC Double Glazed Windows. Velux Double Glazed Skylight Windows.

## Tenure

Freehold with Vacant Possession upon Completion.

## Remarks

The Old Smithy is a deceptively spacious (predominantly single storied) character Cottage residence which stands in a delightful location within 2 miles or so of the popular Market and Coastal Town of Fishguard. The Property is in excellent decorative order throughout and has many attractive character features including exposed 'A' frames, whitened natural stone walls, exposed beams, ceramic tile floors, niches etc etc. In addition, it has the benefit of Economy 7 Electric Heating as well as 2 radiators and a Jotul Woodburning Stove, uPVC double glazed windows and Roof Insulation. It stands in good sized established Gardens and Grounds which includes a small Lawned Area, Paved and Ornamental Stone Patios, Flowering Shrubs,

Roses, a Bay Tree, Soft Fruit Trees, Apple Trees etc etc. There are also 2 Garden Sheds, a Wood Store and a Greenhouse as well as Off Road Parking for up to 3 Vehicles. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

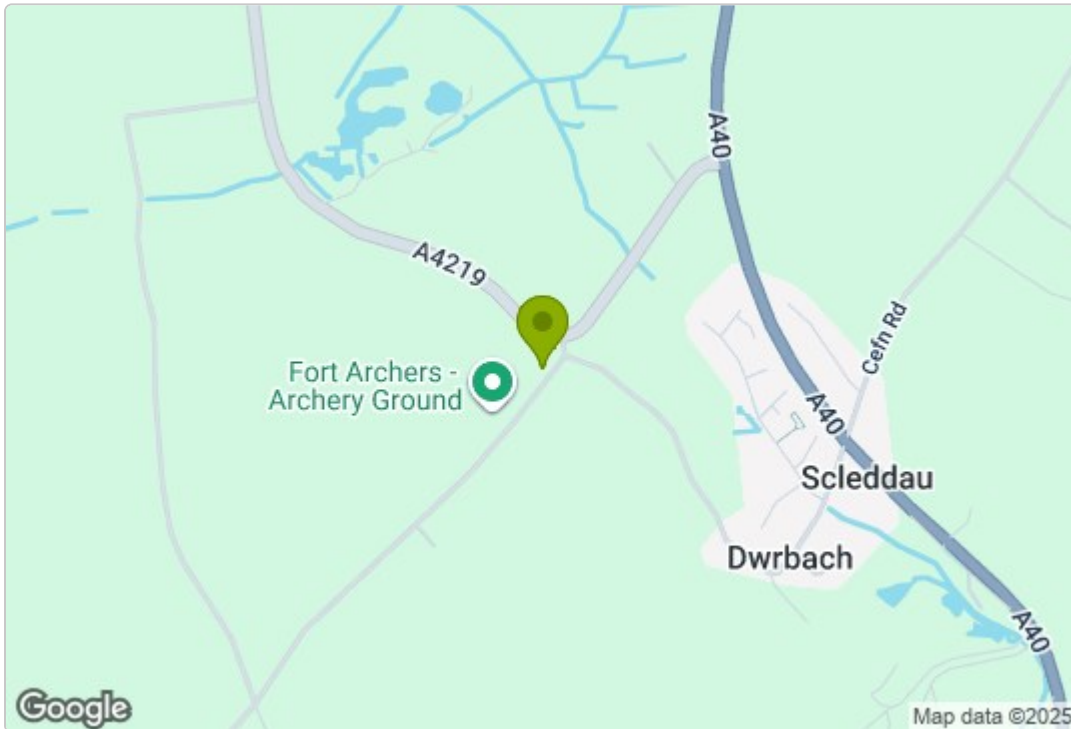




## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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