



2 Kiteswell, Berea, St Davids, Pembrokeshire, SA62 6DW

Price Guide £299,000

- *A delightfully situated Semi Detached single storey Bungalow Residence.
- *Private location within three quarters of a mile walk of Abereiddy Beach
- *Spacious Sitting Room, Kitchen/Dining Room, Inner Hall, 2 Bedrooms and Shower/Wet Room accommodation.
- *Oil fired Central Heating. uPVC Double Glazing. Loft Insulation.
- *Good sized established Gardens and Grounds as well as ample Vehicle Parking and Turning Space.
- *Ideally suited for a Couple, Small Family, Retirement or for Investment or Letting Purposes.
- *Early inspection strongly advised. Realistic Price Guide.

Situation

2 Kiteswell is situated in a quiet and private location some 300 yards or so off the Council Maintained District Road at Cwmwdig Water.

The hamlet of Berea is situated within a mile or so of the property and within three quarters of a mile or so (by foot) is the Pembrokeshire Coastline at Abereidly.

Berea being close by, has the benefit of a Chapel and within a mile and a half or so of the Property is the village of Croesgoch.

Croesgoch benefits from a Primary School, Chapel, a Public House/Post Office, an Art Gallery, Repair Garage, a Hairdressers/Beauty Salon and an Agricultural Store.

Within a mile and a quarter or so is the village at Llanrhian and some 5 miles or so South West is the Cathedral City of St Davids.

St Davids, being close by has the benefit of a good range of Shops, a Post Office, Secondary and Primary Schools, Churches, Chapels, Banks, Hotels, Restaurants, Public Houses, Take-away's, Art Galleries, a Supermarket, a Petrol Filling Station/Hotel/Store and a Community/Memorial Hall.

The Pembrokeshire Coastline at Abereidly is within a mile or so by car and also close by are the other well known sandy beaches and coves at Traeth Llyfn, Porthgain, Aberfelin, Abercastle, Whitesands Bay, Porthclais, Caerfai, Solva and Newgale.

The County and Market Town of Haverfordwest is some 16 miles or so South East 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.

2 Kiteswell is approached over a tarmacadamed and hard surfaced track of some 300 yards or so off the Llanrhian to St Davids Council Road at Cwmwdig Water.

Directions

From Fishguard, take the Main A487 Road South West for some 9 miles passing through the village of Croesgoch and on leaving the village, take the turning on the right signposted to Abereidly. Continue on this road for approximately a mile and upon reaching the 'T' junction at Cwmwdig Water, turn right in the direction of Llanrhian. Some 20 yards or so further on take the first turning on the left. A tarmacadamed and hard surfaced track of some 300 yards or so leads down to 2 Kiteswell, which is the property at the end of the road.

Alternatively from Haverfordwest, take the B4313 Road North West for some 14 miles and upon reaching the

village of Croesgoch and the Main A487 Road, turn left in the direction of St Davids. Continue on this road for 250 yards or so and take the turning on the right, signposted to Abereidly. Follow directions as above.

Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:- Hall



5'7" x 4'9" (1.70m x 1.45m)

With quarry tile floor radiator, painted pine tongue and groove clad wall, ceiling light, radiator, electricity meter and consumer unit, glazed door to Kitchen/Dining Room and door to:-

Sitting Room



16'8" x 13'8" (5.08m x 4.17m)

With Pine floorboards, double panelled radiator, Multifuel Stove on a Slate Hearth, uPVC double glazed window ((affording distant Coastal Sea Views), coved ceiling, 2 wall lights. telephone point, 6 power points, 2 TV points and wiring for Satellite TV.

Kitchen/Dining Room



16'8" x 12'7" (5.08m x 3.84m)

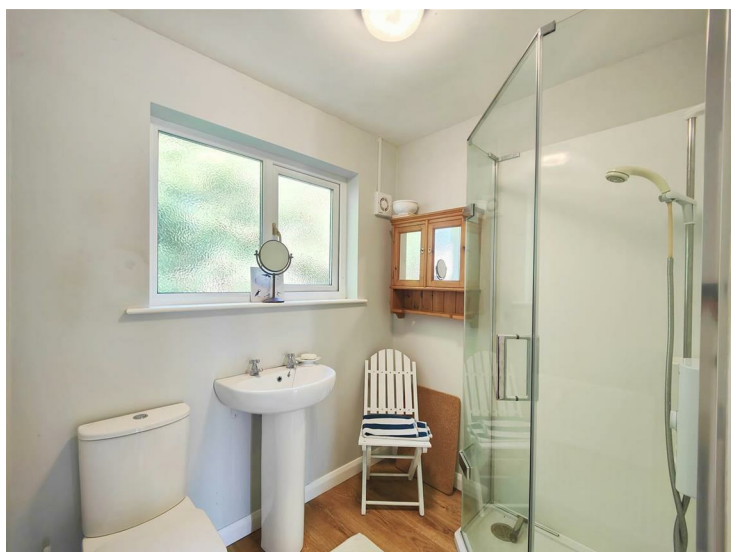
With a laminated Beech floor, plumbing for an automatic washing machine, range of Oak fronted floor and wall cupboards, inset single drainer inset 1 ½ bowl stainless steel sink unit with mixer tap, double panelled radiator, 2 uPVC double glazed windows (affording distant Coastal Sea views), cooker box, 10 power points, ceiling light and strip light, part tiled surround, Airing Cupboard with a pressurised hot water cylinder and immersion heater, together with a Honeywell central heating time switch and Worcester freestanding Oil Boiler (heating domestic hot water and firing central heating), telephone point and access to an Insulated and part Boarded Loft with electric light and door opening to:-

Inner Hall

6'7" x 3'6" (2.01m x 1.07m)

With Pine floorboards, coved ceiling, ceiling light, built in Storage Cupboard with shelves and 1 power point, coat hooks and doors to Bedrooms and:-

Shower/Wet Room



8'1" x 6'7" (2.46m x 2.01m)

('L' shaped maximum). With White suite of Wash Hand

Basin and WC, Glazed and Aquaboard clad Shower with a Mira Advance electric shower, Pine mirror fronted bathroom cabinet, towel rail, toilet roll holder, Manrose extractor fan, ceiling light, wall shelf over door and a laminate Oak floor.

Bedroom 1



12' x 12' (3.66m x 3.66m)

With pine floorboards, uPVC double glazed window (affording distant Coastal Sea views), coved ceiling, radiator, pullswitch, 2 power points and a ceiling light.

Bedroom 2



12' x 12' (3.66m x 3.66m)

With fitted carpet, coved ceiling, ceiling light, pullswitch, telephone point, double panelled radiator, uPVC double glazed window and 2 power points.

There is a concrete path surround to the property and to the side is a reasonable sized Lawned Garden together with a Wildlife Pond and a Greenhouse Frame 8' x 6'. To the rear of the property is a small garden area together with a:-

Timber Garden Shed

8'0" x 4'0" (2.44m x 1.22m)

and a:-

300 Gallon Oil Tank

Outside Electric Light and an Outside Water Tap.

Directly to the fore of the Property is a hardstanding area which allows for ample Vehicle Parking and Turning Space. Beyond the Parking area is a large Lawned Garden together with Rhododendron Bushes, Hydrangeas, Roses and Flowering Shrubs which is bounded by a stream on the western boundary.

Distant Coastal sea views over Abereiddy Bay can be enjoyed from the Garden and the Bungalow.

A Plan of the Property to the Scale of 1/2500 is attached with the boundaries of 2 Kiteswell edged in red.



Services

Mains Water (metered supply) and Electricity are connected. Drainage is to a Septic Tank. Telephone, subject to British Telecom Regulations. Cavity Wall and Loft Insulation. Oil fired Central Heating. uPVC Double Glazing. Broadband connection. 12 Photovoltaic panels on west facing roof.

Tenure

Freehold with Vacant Possession upon Completion.

Rights of Ways

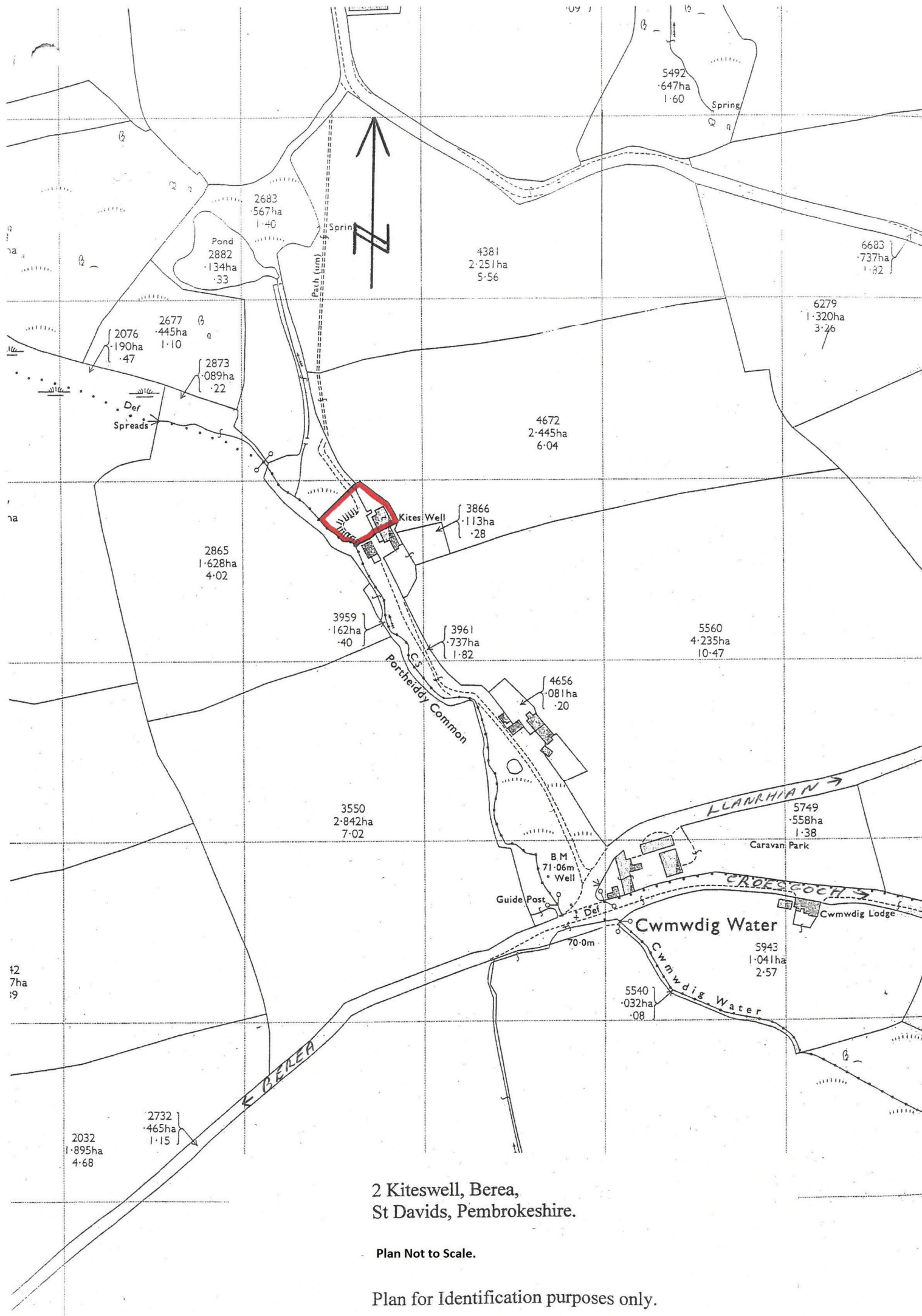
Vehicular and Pedestrian Access Rights of Ways exist in favour of the Property over the tarmacadamed and hardsurfaced track which leads to the Property off the Council Maintained District Road at Cwmwdig Water. The access track is also a Public Footpath which bisects the Property at the fore and leads down to Portheiddy.

Remarks

2 Kiteswell is a deceptively spacious, Semi Detached single storey Bungalow Residence which stands in a delightful location, from where distant Coastal Sea Views can be enjoyed over Abereiddy Bay. The property is in good decorative order benefiting from uPVC Double Glazing, Oil fired Central Heating and Loft Insulation. In addition, it has good sized Lawned Gardens with Flowering Shrubs together with a hardstanding area which allows for ample Vehicle/ Boat/ Caravan Parking Space. The property is situated within a three quarters of a mile walk of Abereiddy Beach and the Pembrokeshire Coastline. It is ideally suited for Retirement, Family, Investment or Letting purposes and is offered 'For Sale' with a realistic Price Guide.

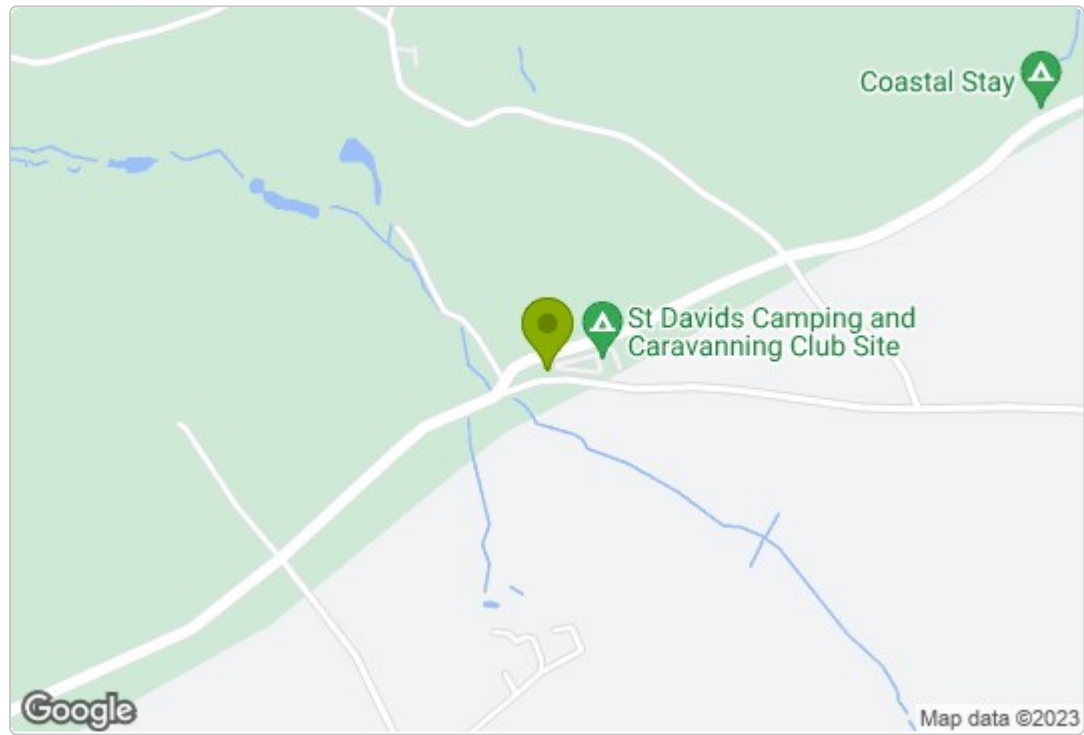
Properties of this nature are few and far between and early inspection is strongly advised.





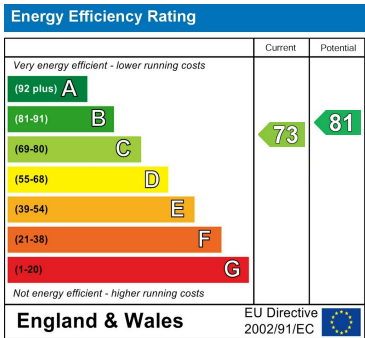
Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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