

Ty Cariad, Ropeyard Close, Fishguard, Pembrokeshire, SA65 9BH

**Price Guide £279,500**

- \*An attractive Detached 2 storey Architect Design Modern Dwelling House.
- \*Comfortable, well appointed 1/2 Reception, 3 Bedroom and 2 Bath/Shower Room accommodation.
- \*Gas Central Heating, uPVC Double Glazing, Cavity Wall, Floor and Roof Insulation.
- \*Spacious Integral Garage as well as Off Road Parking for 2 Vehicles.
- \*Sizeable, private south facing Rear Patio Garden on 2 levels.
- \*Ideally suited for Family, Retirement, Holiday Letting or for Investment purposes.
- \*Early inspection strongly advised. Realistic Price Guide.



## Situation

Fishguard is a popular Market Town which stands on the North Pembrokeshire Coastline some 15 miles or so North of the County and Market Town of Haverfordwest.

Fishguard 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, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The twin town of Goodwick is a mile or so distant and Fishguard Harbour being close by, provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The Pembrokeshire Coastline at The Parrog is within a mile 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 Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

There are good road links from Fishguard along the Main A40 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.

Ropeyard Close is a popular residential area which is situated off Penbanc and standing within 400 yards or so of the shops at West Street. Fishguard Town Centre and Market Square is situated within 550 yards of the Property.

## Description

Ty Cariad comprises a Detached 2 storey Dwelling House of cavity concrete block construction with rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

### Double Glazed Composite Door to:-

## Reception Hall



21'5" x 8'9" (6.53m x 2.67m)

With a slate effect porcelain tile floor with underfloor heating, a Solid Oak and Glass staircase to First Floor, 3 eyeball spotlights, central heating thermostat control, telephone point, 4 power points and an Understairs Cupboard with electricity consumer unit, central heating manifold for underfloor heating, coat hooks and electric light.

## Utility Room/WC



9'5" x 8'9" (2.87m x 2.67m)

('L' shaped maximum) With a slate effect porcelain tile floor with underfloor heating, plumbing for automatic washing machine, Worcester Greenstar freestanding Gas combination boiler (heating domestic hot water and firing central heating), uPVC double glazed window, Two no 2 ceiling spotlights, a WC, Honeywell central heating timeswitch, stainless steel bowl with mixer tap, floor and wall cupboards, a worktop and access to an Insulated Loft.

## Sitting Room



19'0" x 13'0" (5.79m x 3.96m)

With an engineered Oak floor with underfloor heating, uPVC double glazed window to fore with shutters, uPVC double glazed window to rear with roman blind, open fireplace with an oak mantle housing a Stovax multifuel stove on a slate hearth, Bespoke Oak wall shelves at low level, 12 power points, 2 lamp points, ceiling light and a central heating thermostat control.

## Kitchen/Dining Room



16'6" x 14'2" (5.03m x 4.32m)

('L' shaped maximum) With a slate effect porcelain tile floor with underfloor heating, range of fitted floor and wall cupboards with granite worktops, built in dishwasher, built in wine cooler, built in Zanussi eye level Single Oven/Grill, 5 ring gas Cooker Hob, Cooker Hood (externally vented), built in refrigerator, pull out Larder Cupboard, Franke composite sink with mixer tap, 4 uPVC double glazed windows with roman blinds, composite double glazed door to Rear Patio Garden, TV point, 4 downlighters, 4 ceiling eyeball spotlights, dining light, appliance points, 14 power points and a half glazed oak door to Hall.

A oak and glass staircase from the Hall gives access to a:-

## Half Landing

With Oak floorboards, Velux window over stairwell, uPVC double glazed window, 3 eyeball ceiling lights and stairs to:-

## First Floor

## Landing



With Oak floorboards, 2 wall mounted eyeball spotlights, radiator, 6 power points, Velux window, fitted Oak cupboard with shelving and a fitted Oak wardrobe/cupboard with hanging rail and shelves.

## Bedroom 3



11'6" x 8'8" (3.51m x 2.64m)

('L' shaped maximum) With an engineered Oak floor, double panelled radiator, uPVC double glazed window, 2 eyeball spotlights and 5 power points.



## Bathroom



7'7" x 6'1" (2.31m x 1.85m)

With porcelain tile floor with electric underfloor heating, fully tiled walls, white suite of Wash Hand Basin, WC and a 'P' shaped Bath with a Mira Excel thermostatic shower over with fixed head and a glazed shower screen, 3 downlighters, Manrose extractor fan, wiring for an illuminated wall mirror/cabinet, oak feature wall, double panelled radiator, Velux window and a towel ring.

## Bedroom 2



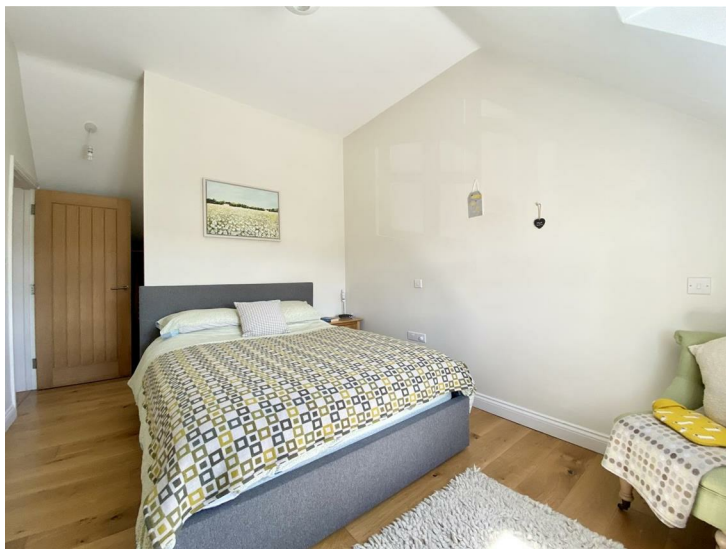
12'5" x 10'4" (3.78m x 3.15m)

With an engineered Oak floor, double panelled radiator, uPVC double glazed window with roman blind, fitted wardrobe, ceiling light and 6 power points.

## Master Bedroom

With Hall area 6'6" x 3'3" with an engineered Oak floor, clothes closet with hanging rail and shelves, 2 power points, ceiling light, door to En Suite Shower Room and opening to:-

## Bedroom 1



12'0" x 9'10" (3.66m x 3.00m)

With an engineered Oak floor, uPVC double glazed window with roman blinds, double panelled radiator, TV point, telephone point, 8 power points, ceiling light and 2 lamp points.

## En Suite Shower Room



6'2" x 5'9" (1.88m x 1.75m)

With a porcelain tile floor with electric underfloor heating, Velux window, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Mira Excel thermostatic shower, fully tiled walls, oak feature wall, double panelled radiator, robe hook, Manrose extractor fan, 3 downlighters, recessed tile shelf in shower and wiring for a illuminated wall mirror/bathroom cabinet.

## Externally

Directly to the fore of the Property is a block pavior hardstanding which allows for Off Road Parking for 2 vehicles and gives access to an:-

## Integral Garage

18'10" x 9'10" (5.74m x 3.00m)

With a metal roller door, 6 power points, 2 strip lights and pedestrian door to rear garden.

There is a Paved Path surround to one side of the Property which leads to a Private Enclosed Patio Garden on 2 levels with dwarf brick walls and a raised slate chip area. In addition, there is a Timber Garden Shed 8'0" x 6'0" and a Water Butt.

4 Outside Electric Lights. 2 Outside Water Taps. Outside Power Point.

### Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Cavity Wall, Roof and Floor Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. Wiring for Satellite TV.

### Tenure

Freehold with Vacant Possession upon Completion.

### Certificates

The Property was built in 2012 and benefits from an Architects Building Certificate.

### Remarks

Ty Criad is an attractive, well appointed Detached Architect Designed 2 storey Dwelling House which stands in a convenient, yet quiet location in this popular Market Town and being ideally suited for Family, Retirement, Investment or for Letting purposes. The Property is in excellent decorative order benefitting from Gas Central Heating (Underfloor Heating on the Ground Floor and Radiators on the First Floor), uPVC Double Glazing and Cavity Wall, Roof and Floor Insulation. In addition, it has the benefit of an Integral Garage as well as 2 Off Road Vehicle Parking Spaces. It has a private, easily maintained rear Patio Garden together with a small block paved Patio to the fore of the Dwelling House which is bounded by a rendered and coloured block wall with flower beds on the top. It is ideally suited for Family, Retirement, Investment or for Letting purposes and is offered 'For Sale' with a realistic Price guide. Early inspection strongly advised.

N.B. This Property is owned by a member of JJ Morris staff.






## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>78</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			
England & Wales		EU Directive 2002/91/EC	

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