



**Bronmor 1, Trefisheg, Strumble Head, Goodwick, Pembrokeshire, SA64 0JN**

**Price Guide £245,000**

- \* An attractive Semi Detached "L" shaped single storey Bungalow Residence.
- \* Comfortable 1/2 Reception, Kitchen, 2/3 Bedrooms and Bathroom accommodation.
- \* Rear (west facing) block paved Patio and Tarmacadamed Hardstanding allowing for Vehicle Parking Space.
  - \* Good sized Lawned Garden with Flowering Shrubs and a Metal Garden Shed.
  - \* Oil fired Central Heating, uPVC Double Glazing and Loft Insulation.
- \* Ideally suited for a Family, Retirement, Investment or for Holiday Letting purposes.
  - \* Early inspection strongly advised. Realistic Price Guide.

## SITUATION

Bronmor 1 stands with a cluster of Houses at Trefisheg, Strumble Head from where Coastal Sea views can be enjoyed over the North Pembrokeshire Coastline. Strumble Head Lighthouse is situated within a mile or so of the Property.

The Coastal Town of Goodwick is some 3.5 miles or so south east and has the benefit of several Shops, a Post Office/Store, Primary School, Chapels, Public Houses, Restaurants, a Fish & Chip Shop Café/Take-away, a Petrol Filling Station/Store, Supermarket and Repair Garages.

The well known Market Town of Fishguard is some 4.5 miles or so south east 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, Take-Aways, 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 also a Railway Station.

The Pembrokeshire Coastline at The Parrog is within 3.5 miles or so of the Property and also close by are the other well-known Sandy Beaches and Coves at Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy, Pwllgwaed, Cwm-yr-Eglwys and Newport Sands.

The County and Market Town of Haverfordwest is some 17 miles or so South 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 from Fishguard along the Main A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Bronmor 1 stands within The Pembrokeshire Coast National Park on the Strumble Head Peninsula which is designated an area of Outstanding Natural Beauty and protected accordingly.

## DIRECTIONS

From the Offices of Messrs J. J. Morris at 21 West Street, turn left and continue in the direction Goodwick for half a mile. At the first roundabout, take the second exit signposted to Goodwick and Fishguard Harbour. Continue on this road for 5/600 yards or so and upon reaching the second roundabout adjacent to Tesco Express, proceed straight on and up the hill into Goodwick. Upon reaching The Rose & Crown Public House, turn left and continue

straight on up the hill in the direction of Strumble Head. Proceed around the hair pin bends and continue through Stop & Call and upon reaching the 90° bend, follow the road to the left in the direction of Strumble Head. Continue on this road for half a mile or so and take the second turning on the right signposted to Strumble Head. Proceed on this road for approximately 2 miles and Bronmor 1 is situated on the right hand side of the road. A 'For Sale' board is erected on site.

## DESCRIPTION

Bronmor 1 comprises a Semi Detached single storey "L" shaped Bungalow Residence of mainly cavity concrete block/brick construction and part solid stone construction with rendered and whitened roughcast elevations under a pitched composition slate roof. Accommodation is as follows:-

### uPVC Double Glazed Entrance Door to:-

#### Hall



With ceramic tile floor, ceiling light, smoke detector (not tested), Siemens central heating thermostat control, 2 power points, electricity consumer unit, Boiler Cupboard housing a Worcester freestanding Oil Combination Boiler (heating domestic hot water and firing central heating) together with a Danfoss Central Heating Timeswitch and doors to Bedrooms, Bathroom and:-

## Living Room



16'4" x 14'2" (4.98m x 4.32m)

With fitted carpet, 2 uPVC double glazed windows (affording Sea views), ceiling light and 2 wall lights, smoke detector (not tested), telephone point, 7 power points, door to Study/Bedroom 3, sliding door to Kitchen and a uPVC double glazed door to:-

## Front Porch

With vinyl floor covering, electric light and door to exterior.

## Kitchen



8'7" x 7'1" (2.62m x 2.16m)

With ceramic tile floor, uPVC double glazed window with roller blind, range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, built in Lamona Electric Single Oven/Grill, Lamona 4 ring Ceramic Hob, Cooker Hood, 2 strip lights, part tile surround, plumbing for dishwasher/washing machine, cooker box and 7 power points.

## Study/Bedroom 3



8'9" x 8'8" (2.67m x 2.64m)

With fitted carpet, radiator, uPVC double glazed window, telephone point, access to an insulated Loft, electrical consumer unit, ceiling light and 4 power points.

Doors from the Rear Hall give access to Bedrooms 1 and 2 and:-

## Bathroom



6'6" x 5'7" (1.98m x 1.70m)

With vinyl floor covering, white suite of panelled Bath, Wash Hand Basin and WC, Mira Sport Electric Shower over Bath, shower curtain and rail, part tile surround, uPVC double glazed window with roller blind, ceiling light, wall mirror, shaver light/point, radiator, towel rail and a toilet roll holder.

## Bedroom 1



11'2" x 9'3" (3.40m x 2.82m)

With fitted carpet, radiator, uPVC double glazed window, ceiling light, pullswitch, telephone point and 5 power points.

## Bedroom 2



9'4" x 8'0" (2.84m x 2.44m)

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

## EXTERNALLY

A Field Gate Entrance off the Council Maintained Goodwick to Strumble Head Road gives access to a tarmacadamed hardstanding which allows for Off Road Vehicle Parking Space. Adjacent to the parking area is a Slate Chip border and beyond the parking and adjacent to the Bungalow is a west facing block pavior Patio. There is a Paved Path surround to the Property and adjacent to the roadside boundary is a raised Flower, Shrub and Herb Border.

Outside Water Tap and Outside Electric Light.

Within 20 feet or so of the parking area is a large Lawned

Garden with Flowering Shrubs and Mature Trees which is accessed via a short flight of steps. There is also a:-

### Metal Garden Shed

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

and a:-

1225 Litre Bunded Oil Tank.

### SERVICES

Mains Water and Electricity are connected. Drainage to a shared Septic Tank (which is situated on Land that forms part of the adjoining Property, Bronmor 2). Oil fired Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Wiring for Satellite TV.

### TENURE

Freehold with Vacant Possession upon Completion.

### RIGHTS OF WAYS

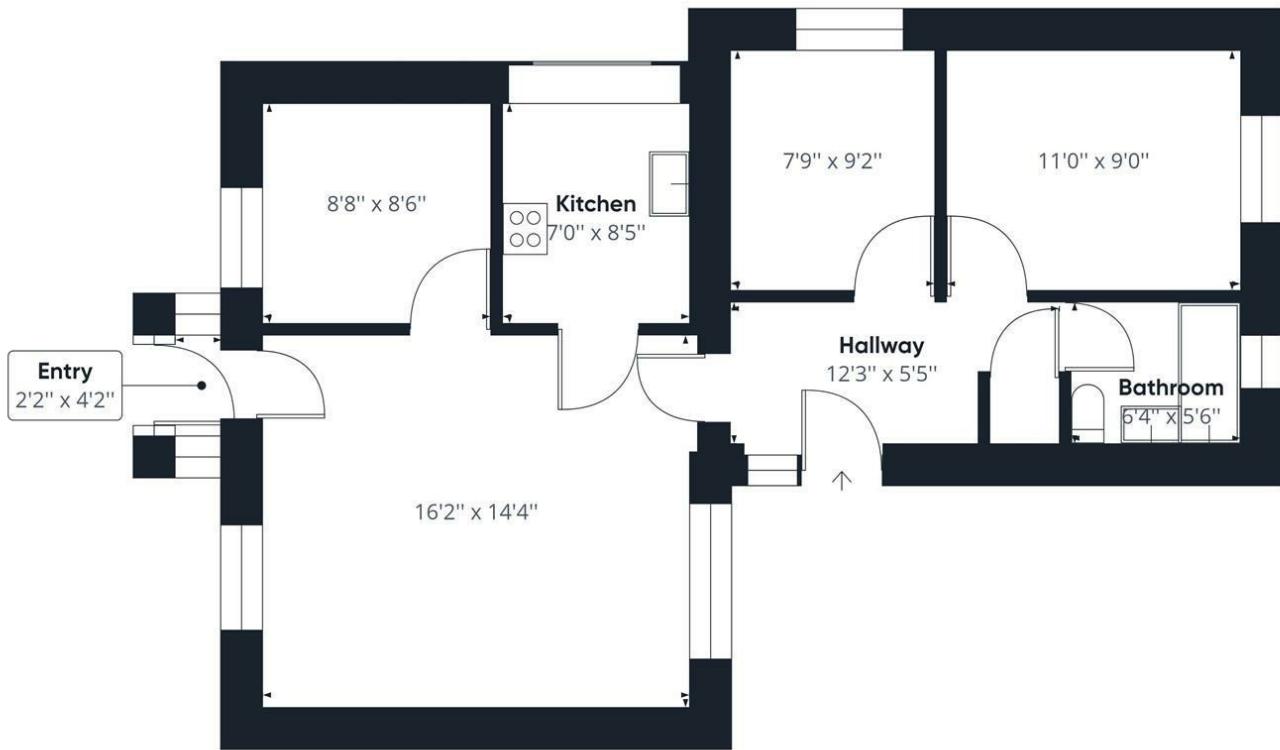
A Pedestrian Access Right of Way exists in favour of the Property over the drive at the fore of the Bungalow as well as a Vehicular and Pedestrian Access Right of Way to pass and repass over the tarmacadamed drive at the rear which forms part of Bronmor 2 and vice versa.

### REMARKS

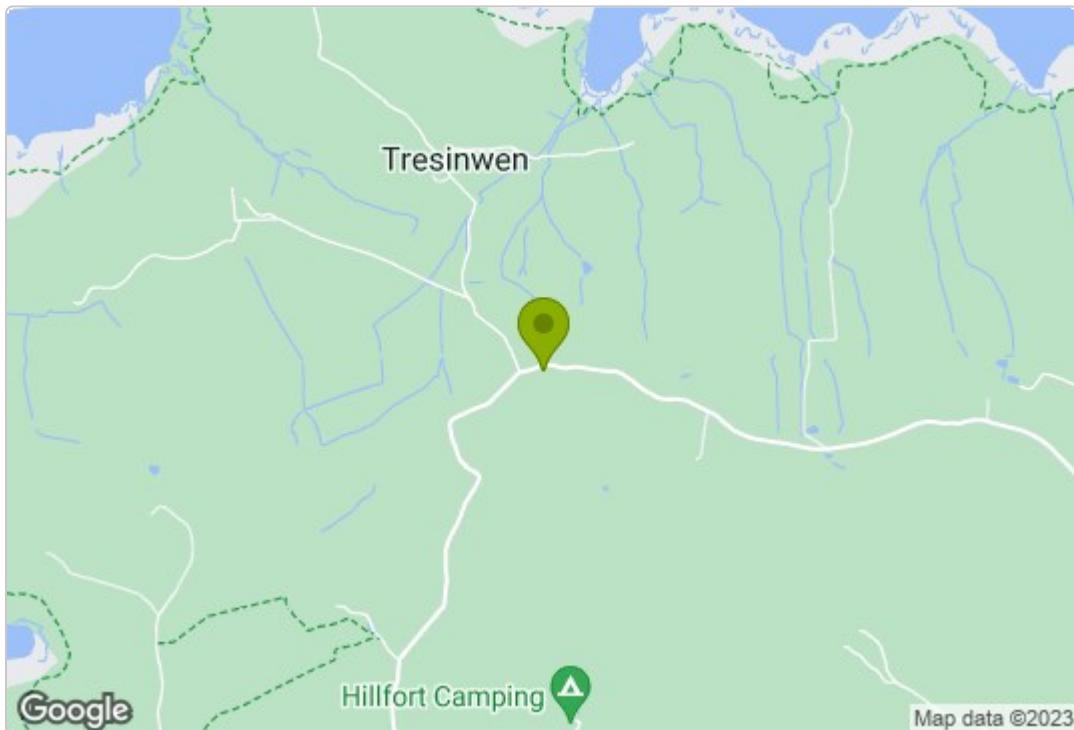
Bronmor 1 is a comfortable "L" shaped single storey Bungalow Residence which stands within a mile or so of the North Pembrokeshire Coastline at Strumble Head. The Property has deceptively spacious accommodation with 1/2 Reception Rooms, 2/3 Bedrooms, Kitchen and Bathroom. In addition, it has a block Pavior Patio, Off Road Vehicle Parking and a large Lawned Garden from where Sea views can be enjoyed over the North Pembrokeshire Coastline towards Strumble Head Lighthouse. It is ideally suited for a Family, Retirement, Investment or for Letting purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.



## Floor Plan



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                    |   | Current | Potential               |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         | 100                     |
| (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                             |   |         | EU Directive 2002/91/EC |

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.

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