



12 Heol Caradog, Fishguard, Pembrokeshire, SA65 9AY

Price Guide £425,000

- *An attractive and spacious Detached 2 storey modern Dwelling House.
- *Well appointed 3 Reception, Kitchen/Breakfast Room, 4 Bedrooms and 2 Bath/Shower Room accommodation.
- *Integral Garage as well as ample Off Road Vehicle Parking and Turning Space.
- *Well maintained front and rear Lawned Gardens with Timber Decked Patio, Flower Beds and Flowering Shrubs.
- *Gas Central Heating, uPVC Double Glazing and Loft/Roof Insulation.
- *Ideally suited for Family or Retirement purposes.
- *Superb Coastal Sea Views over Fishguard Bay to Dinas Head and beyond.
- *Early inspection strongly advised. EPC Rating B

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, a Post Office, Library, a Petrol Filling Station/Store 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, Porthgain Traeth Llyfn, Abereiddy and Whitesands Bay.

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, a Post Office, Petrol Filling Stations, a Leisure Centre, 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 both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Heol Caradog is a popular elevated Residential area from where Panoramic Coastal Sea and Rural Views can be enjoyed. The Property is situated within half a mile or so of Fishguard Town Shopping Centre and Market Square.

Directions

From the office of Messrs JJ Morris at 21 West Street turn right and proceed up to Market Square. Take the first turning on the left in the direction of Main Street and continue on this road for 70 yards or so and take the first turning on the right into Hamilton Street. Continue on this road for 100 yards and proceed straight on up the hill into The Wallis and into Wallis Crescent. Continue on this road for a further 200 yards or so and take the second turning on the left into Bryn Llewellyn. Proceed on this road for 100 yards or so and take the first turning on the right into Heol Caradog. Continue on this road for a further 150 yards or so

and 12 Heol Caradog is situated on the left hand side of the road. A 'For Sale' board is erected on site.

Description

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

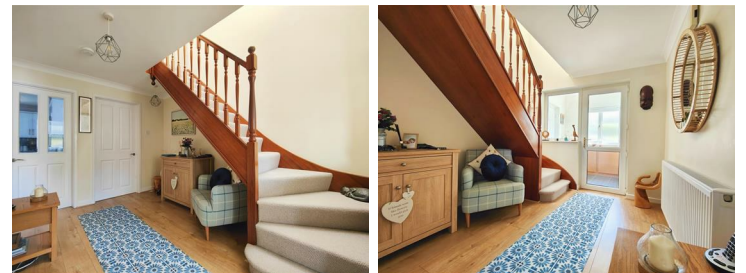
Composite Double Glazed Door to:-

Porch

8'6" x 6'0" (2.59m x 1.83m)

With ceramic tile floor, 2 uPVC double glazed windows (with blinds), coat hooks, 2 power points, fitted base cupboard, ceiling light and a uPVC double glazed door to:-,

Hall



12'0" x 12'0" (3.66m x 3.66m)

("L" shaped maximum). With an Oak laminate floor, coved ceiling, ceiling light, mains smoke detector (not tested), double panelled radiator, 4 power points, telephone point and doors to Sitting Room and:-

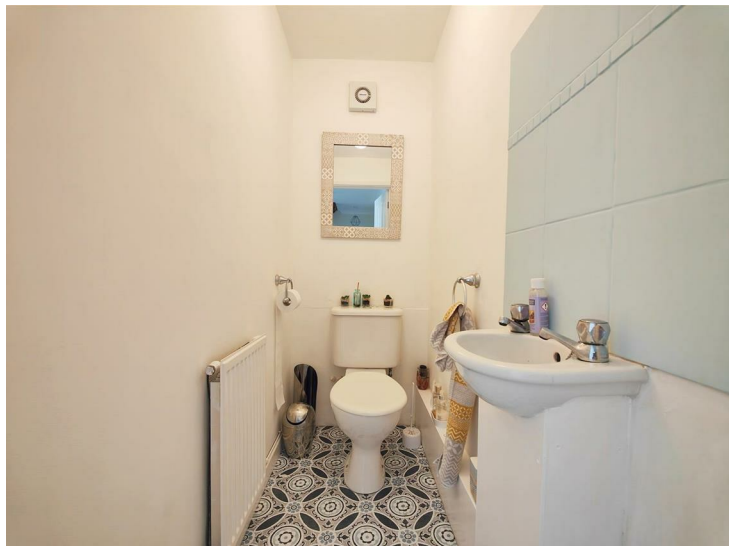
Study/Television Room



10'6" x 8'5" (3.20m x 2.57m)

With a laminate Oak floor, uPVC double glazed window with blinds, coved ceiling, ceiling light, radiator, TV point and 6 power points.

Cloakroom



6'4" x 2'11" (1.93m x 0.89m)

With vinyl tiles concealing a ceramic tile floor, suite of Wash Hand Basin and WC, tiled splashback, extractor fan, towel ring, radiator and ceiling light.

Sitting Room



16'4" x 13'5" (4.98m x 4.09m)

With a laminate Oak floor, Marble Fireplace housing a coal effect Gas fire, dado rail, ceiling light and 2 wall lights, uPVC double glazed window, uPVC double glazed patio door to Conservatory, TV point, telephone point, double panelled radiator, 8 power points and archway to:-

Dining Room



11'7" x 10'6" (3.53m x 3.20m)

With a laminate Oak floor, uPVC double glazed window with blinds, double panelled radiator, dado rail, coved ceiling, ceiling light and 6 power points.

Conservatory



12'0" x 11'0" (3.66m x 3.35m)

(maximum - being uPVC double glazed) With ceramic tile floor, ceiling light/fan, uPVC double glazed French doors to Rear Garden and 4 power points.

Kitchen/Breakfast Room



13'9" x 12'10" (4.19m x 3.91m)

With ceramic tile (Slate effect) floor, uPVC double glazed window (affording Coastal Sea views over Fishguard Bay to Dinas Head and beyond), coved ceiling, double panelled radiator, Cannon freestanding Cooker Range with 6 ring Gas Hob, 2 Electric Ovens and a Grill, Cooker Hood (externally vented), inset single drainer one and a half bowl silk quartz sink unit with mixer tap and 3 downlighters over, part tile surround, cooker box, ample power points, TV aerial cable, built in dishwasher, range of fitted floor and wall cupboards with Granite worktops, plumbing for an American fridge freezer, built in dishwasher and door to:-

Utility Room



13'5" x 5'10" (4.09m x 1.78m)

With a ceramic (slate effect) tile floor, uPVC double glazed door to exterior, uPVC double glazed window, 4 power points, LED strip light, part tile surround, coat hooks, pedestrian door to Integral Garage, plumbing for automatic washing machine, wall cupboards and a Worcester Gas combination boiler (heating domestic hot water and firing central heating).

First Floor

Landing



19'8" x 13'2" (5.99m x 4.01m)

With Oak floorboards, 3 ceiling lights, mains smoke detector, 2 power points and a Velux window over stairwell.

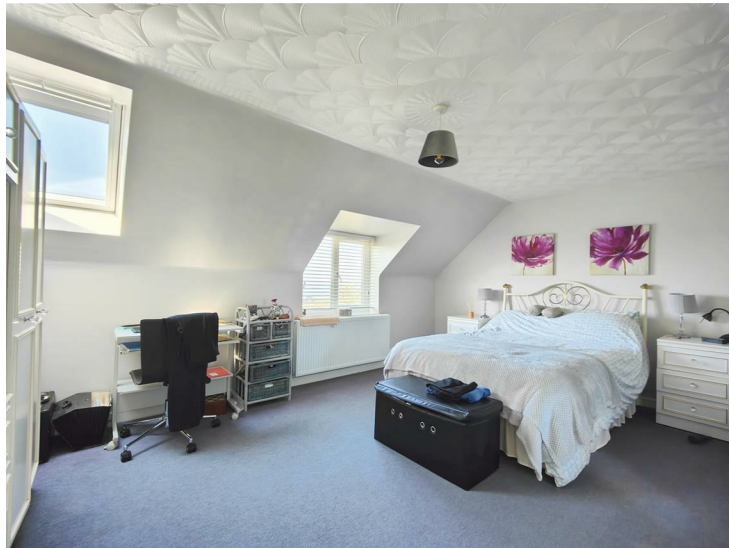
Bedroom 4



11'8" x 10'7" (3.56m x 3.23m)

(maximum). With laminate oak floor, uPVC double glazed window with blinds, double panelled radiator, ceiling light, TV point and 4 power points.

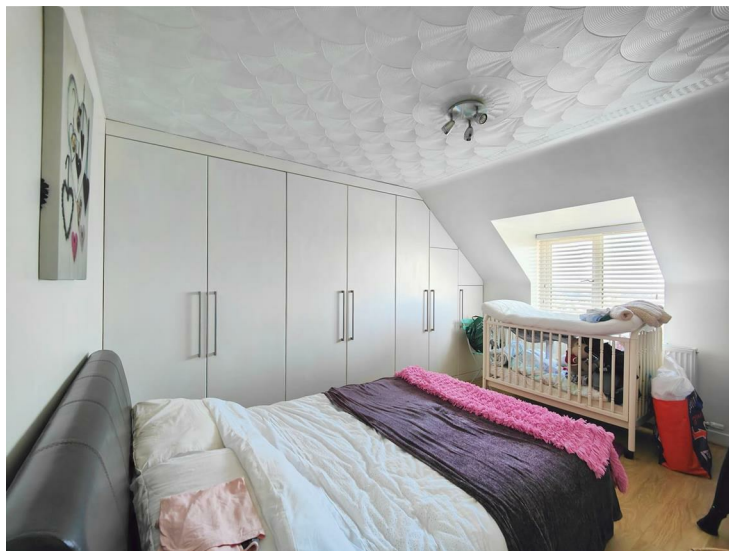
Bedroom 2



16'4" x 12'8" (4.98m x 3.86m)

With fitted carpet, uPVC double glazed window with blinds (affording Sea views), Velux window with blinds, double panelled radiator, TV point, ceiling light and 8 power points.

Bedroom 3



12'10" x 11'10" (3.91m x 3.61m)

With an Oak laminate floor, 3 ceiling spotlight, TV point, double panelled radiator, 6 power points, TV point, fitted wardrobes with shelves and a uPVC double glazed window with blinds (affording Coastal Sea Views).

Walk in Airing Cupboard

8'3" x 5'0" (2.51m x 1.52m)

With fitted carpet, double and single panelled radiators, ceiling light, 2 power points and access to an Insulated Loft.

Bathroom



10'6" x 8'2" (3.20m x 2.49m)

With white suite of Panelled Bath, Wash Hand Basin in a vanity surround and WC, glazed Quadrant Shower with Aquaboard walls and a Mira Thermostatic Shower, heated towel rail/radiator, uPVC double glazed window with blinds, fully tiled walls, 2 downlighters and an extractor fan with downlighter, ceiling light and an illuminated wall mirror with shaver point.

Bedroom 1



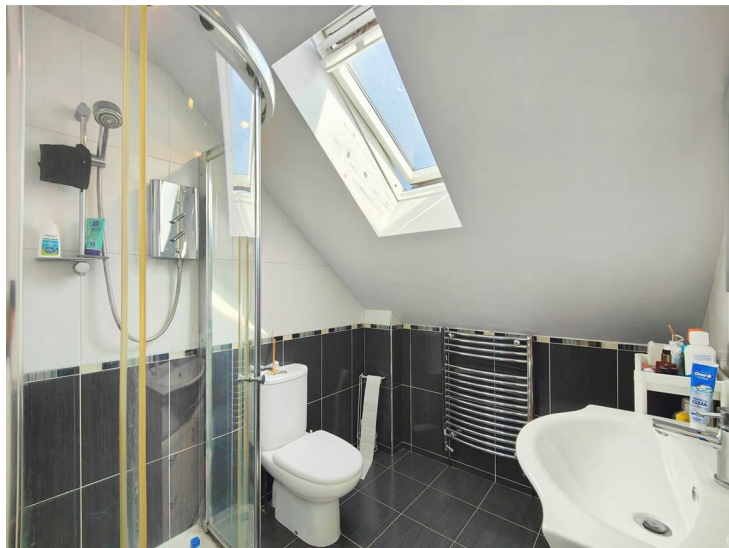
17'7" x 12'10" (5.36m x 3.91m)

(maximum - plus door recess 3'0" x 2'8" 0.91m x 0.81m) - With Oak floorboards, uPVC double glazed window with blinds (affording Coastal Sea Views over Fishguard Bay to Dinas Head and beyond), double panelled radiator, Velux window, 7 downlighters, 2 telephone points, 2 TV points, 10 power points and door to En Suite Shower Room and:-

Store/Box Room

With sloping ceiling, radiator, Oak floorboards, downlighter and 2 power points.

Ensuite Shower Room

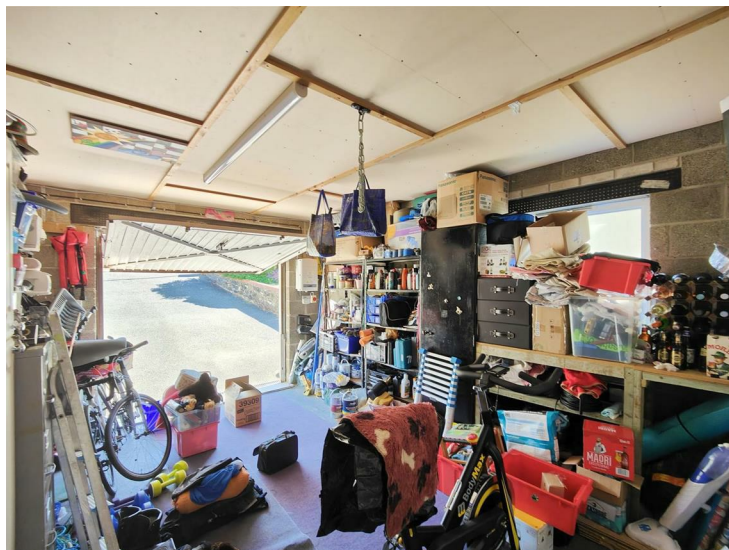


7'7" x 6'5" (2.31m x 1.96m)

With ceramic tile floor, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Quadrant Shower with a Mira electric shower, chrome heated towel rail/radiator, 2 downlighters, extractor fan with downlighter, illuminated wall mirror with shaver point, Velux window and fully tiled walls.

Adjoining the Property is an:-

Integral Garage



18'0" x 12'5" (5.49m x 3.78m)

Which has a metal up and over door, LED strip light, uPVC double glazed window, 4 power points, a Solar Panel Inverter and a pedestrian door to Utility Room.

Externally

A tarmacadamed drive leads into the Property off the estate road which allows for ample Vehicle Parking and Turning Space. There is a neatly kept Lawned Garden to the fore with Flower Beds and Flowering Shrubs and to the rear is a good sized Lawned Garden together with a raised Timber Decked Patio with an adjacent Ornamental Stone and Paved Patio area. In addition, there are 2 Apple Trees, an abundance of Flowering Shrubs and Flower Borders.

Adjacent to the eastern gable end of the Dwelling House is a grassed area which extends the full depth of the Plot and is approximately 15' wide with a gated access which would allow for further Vehicle/Boat or Caravan parking space.

Outside Electric Lights and an Outside Water Tap.

Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Loft/Roof Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. 16 Photovoltaic Panels on Roof of Property (owned by Vendor).

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

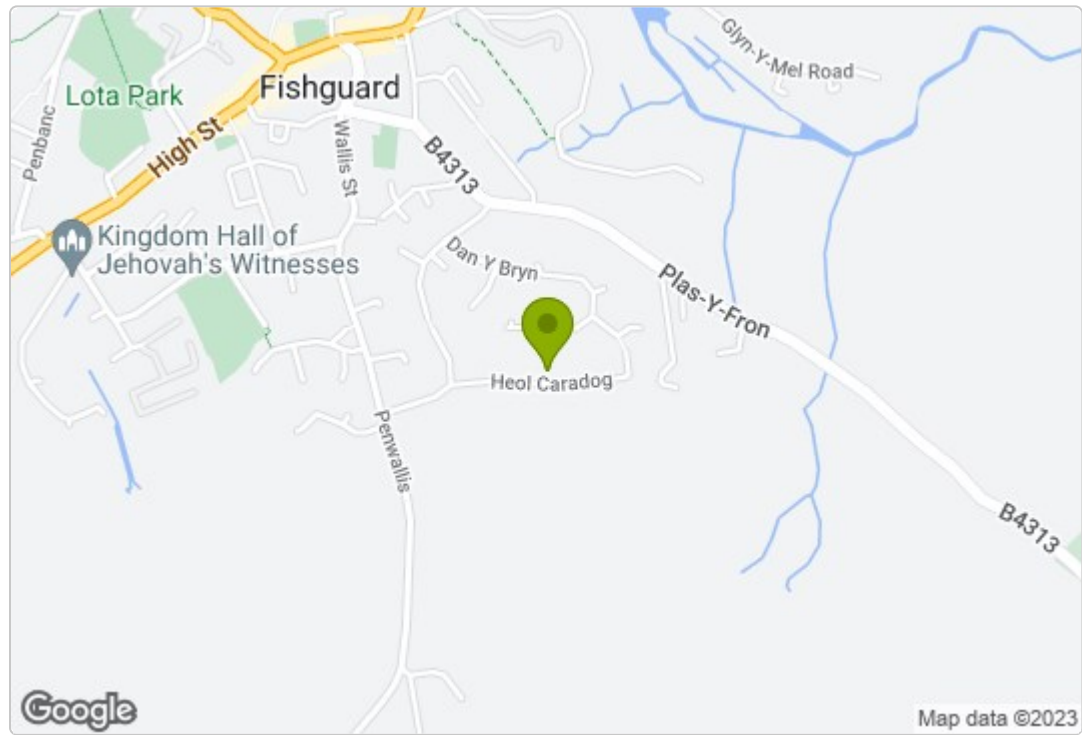
12 Heol Caradog is an attractive, well appointed Detached 2 storey modern Dwelling House which stands on this popular residential cul-de-sac in an elevated part of town from where delightful Coastal Sea and Rural Views can be enjoyed. The Property is in excellent decorative order benefitting from Gas Central Heating, uPVC Double Glazing and Loft Insulation and in addition, it has the benefit of an Integral Garage as well as ample Off Road Vehicle Parking and Turning Space. It also has good sized easily maintained Gardens with Lawned Areas, Flowering Shrubs and Flower Beds and a Timber Decked, Ornamental Stone and Paved Patio areas. It is ideally suited for Family or Retirement purposes and is offered 'For Sale' with a realistic Price guide. Early inspection strongly advised.

Floor Plan

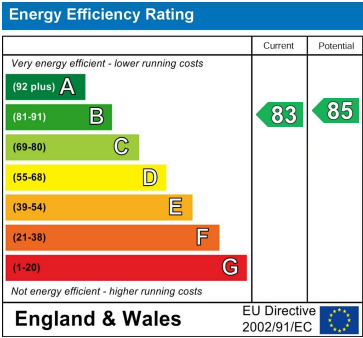


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.

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