



## Ty Grug (Nr Maenclochog), Rosebush, Clynderwen, Pembrokeshire, SA66 7QS

**Price Guide £389,950**

- \* A privately positioned 9 ¼ Acre Residential Smallholding.
- \* Comfortable Detached single storey Bungalow Residence which benefits from a Sitting/Dining Room, Kitchen/Breakfast Room, Freezer/Utility Room, Inner Hall, 3 Bedrooms and Shower Room accommodation.
- \* Oil Central Heating, uPVC Double Glazed Windows and Doors throughout and Loft Insulation.
- \* Sizeable Lawned Gardens, Concrete Patio and a good sized Garage.
- \* Useful Range of Outbuildings including a former Cowshed, various Store Sheds, Stabling, Pony Shelter, Workshop etc etc.
- \* 9.665 Acres or thereabouts of clean Pasture and Rough Grazing Land with easterly or southerly aspects.
- \* Ideally suited for a Family or for Retirement purposes. Early inspection strongly advised. Realistically priced. EPC Rating D.



## SITUATION

Ty Grug is situated on the edge of the village of Rosebush and is within a 100 yards or so of the B4313 Rosebush to Maenclochog Road.

Ty Grug stands within a half a mile or so of the centre of the rural village of Rosebush which has the benefit of a Cheese Farm Shop, Public House and a Caravan Site with a Shop/Club House/Public House.

The well known village of Maenclochog is within a mile or so and has the benefit of a good General Store/Post Office, a Public House, Primary School, Church, 2 Chapels, 2 Petrol Filling Stations, a Cafe/Tea Room and a Village/Community Hall.

The Preseli Hills being close by, provide excellent Walking, Rambling, Hacking and Pony Trekking facilities and within half a mile or so of the Property is the Rosebush Reservoir which provides good Trout Fishing.

Within 4 miles or so is the Llys-y-Fran Reservoir and Country Park which provides excellent Boating and Fresh Water Fishing.

The Pembrokeshire Coastline at The Parrog, Newport is within 9 miles or so and also within easy reach are the other well known sandy beaches and coves at Cwm, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod, Aberbach, Newport Sands, Ceibwr and Poppit Sands.

The County and Market Town of Haverfordwest is some 12 miles or so south west, whilst the other well known Market Town of Cardigan is some 13 miles or so north east.

Haverfordwest is within easy 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 along the Main A40 from Haverfordwest to 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.

## DIRECTIONS

From Fishguard, take the B4313 Road south east for some 7.5 miles or so and upon reaching the crossroads at New Inn with the B4329 Cardigan to Haverfordwest Road, proceed straight across, signposted to Maenclochog. Continue on this road for three quarters of a mile or so, passing through the village of Rosebush and a short distance further on, turn right just before the Railway

Bridge. A 100 yard hardsurfaced lane leads to the Property. A "For Sale" Board is erected at the roadside entrance.

Alternatively from Haverfordwest, take the B4329 Road north east in the direction of Cardigan for 12 miles and upon reaching the crossroads at New Inn, turn right signposted to Maenclochog. Follow directions as above.

## DESCRIPTION

Ty Grug comprises a Detached single storey Bungalow Residence of solid stone and cavity concrete block/brick construction with rendered and coloured elevations under pitched and lean-to composition slate roofs. Accommodation is as follows:-

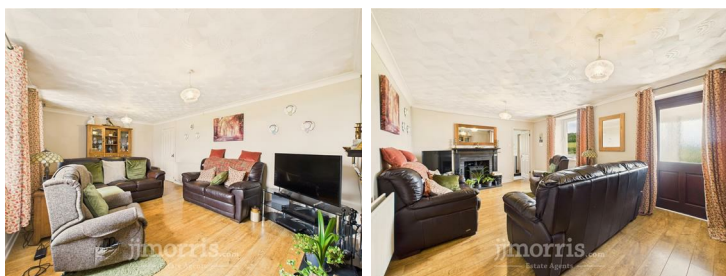
### uPVC Double Glazed Entrance Door to:-

#### Porch



5'0" x 4'0" (1.52m x 1.22m)  
(maximum). With quarry tiled floor, ceiling light and a half glazed hardwood door to:-

### Sitting/Dining Room



19'0" x 11'10" (5.79m x 3.61m)  
With a laminate Oak floor, uPVC double glazed window, coved ceiling, 2 ceiling lights, Brick and Cast Iron fireplace housing a Multifuel Stove on a Slate hearth, electricity consumer unit, 6 power points, doors to Inner Hall and:-

### Kitchen/Breakfast Room



18'3" x 11'5" (5.56m x 3.48m) (maximum measurement). With a vinyl floor covering, 2 uPVC double glazed windows, range of Oak fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, Mains Smoke Detector, strip light and ceiling light, cooker box, 16 power points, plumbing for automatic washing machine, fridge recess, part tiled surround, double panelled radiator and doors to Side Entrance Porch and a:-

### Freezer/Boiler Room



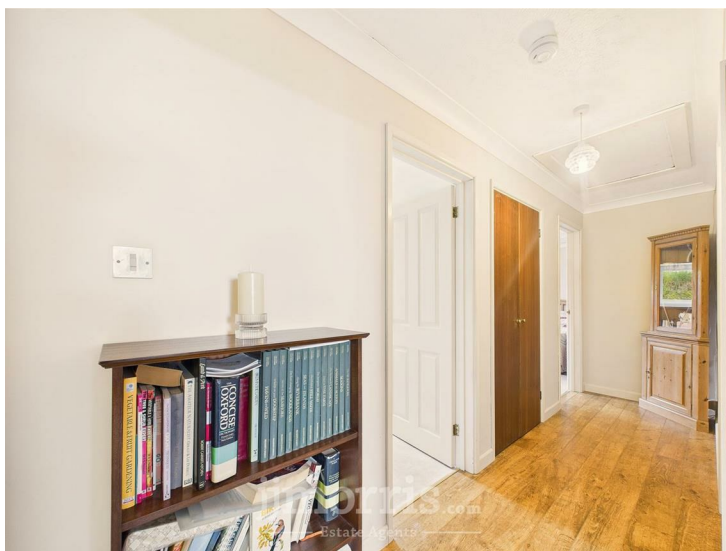
With uPVC double glazed window, ceiling light, 4 power points, timber panelled walls, radiator, access to an Insulated Loft and a Grant freestanding Oil Combination Boiler (heating Domestic Hot Water and firing Central Heating).

### Side Entrance Porch



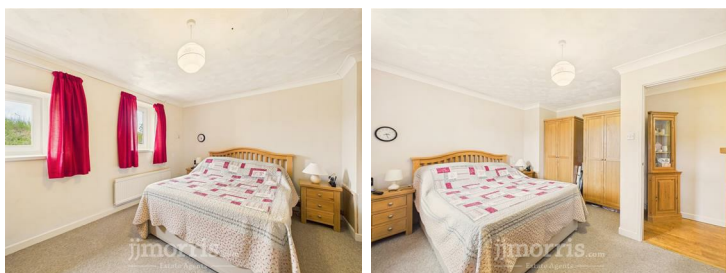
7'8" x 3'5" (2.34m x 1.04m) (maximum). With 2 uPVC double glazed windows and a Composite double glazed door to exterior.

### Inner Hall



15'6" x 3'10" (4.72m x 1.17m) With a laminate Oak floor, coved ceiling, Mains Smoke Detector, ceiling light, built in Airing Cupboard with radiator and shelves and access to an Insulated Loft with an electric light.

### Bedroom 1



12'10" x 12'4" (3.91m x 3.76m) With fitted carpet, 2 uPVC double glazed windows, double panelled radiator, coved ceiling, TV aerial cable, ceiling light and 6 power points.



## Bedroom 2



11'9" x 10'5" (3.58m x 3.18m)

With fitted carpet, uPVC double glazed window, coved ceiling, double panelled radiator, ceiling light and 4 power points.

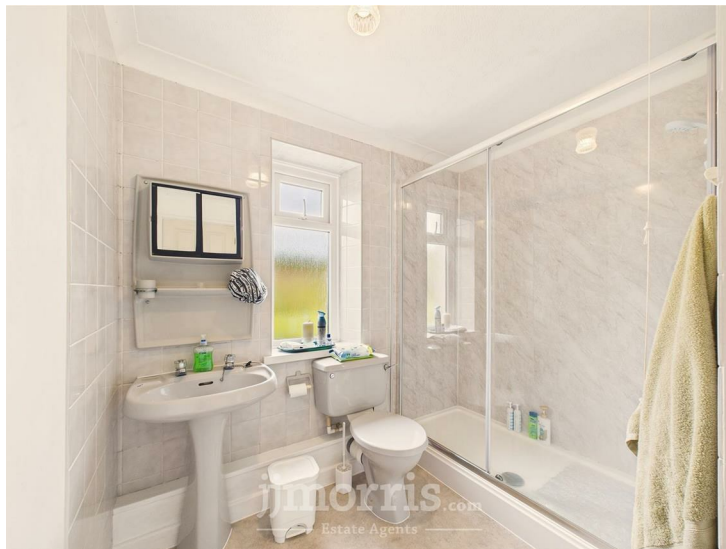
## Bedroom 3



12'10" x 10'6" (3.91m x 3.20m)

("L" shaped maximum). With fitted carpet, double panelled radiator, coved ceiling, ceiling light, TV aerial cable, uPVC double glazed window and 4 power points.

## Shower Room



8'9" x 7'9" (2.67m x 2.36m)

("L" shaped maximum). With vinyl floor covering, uPVC double glazed window, coved ceiling, double panelled radiator, suite of WC, Wash Hand Basin and a glazed and Aquaboard Shower Cubicle with a Triton T80Z Electric Shower, part tiled walls, splashback/mirror, ceiling light and a toilet roll holder.

## Externally



Directly to the fore of the Property is a Concreted/Paved Patio area from where delightful south facing Rural views can be enjoyed over the surrounding countryside. There is a Concrete Path surround to the Property and to the sides and rear are Lawned Garden areas.

Beyond the Patio at the fore is a Chipping Hardstanding area which allows for ample Vehicle Parking and Turning Space and gives access to a:-

## Garage



19'8" x 10'6" (5.99m x 3.20m)

Of concrete block construction with a corrugated cement fibre roof. It has double wooden doors, a cold water tap, strip light and 2 power points. Adjacent is a:-



### Dog/Kennel and Run



Within close proximity are a range of Outbuildings as follows:-

### Store Shed (former Cow Shed)



15'0" x 13'0" (4.57m x 3.96m)

Of stone construction with a box profile roof and an electric light.

### Store Shed/Stable

18'0" x 13'6" (5.49m x 4.11m)

Of stone construction with a pitched box profile roof and an electric light.

### Store/Calf Shed

13'6" x 11'6" (4.11m x 3.51m)

Of stone construction with a box profile roof and an electric light.

### Shed/Stable



13'3" x 10'0" (4.04m x 3.05m)

Of stone construction with a pitched corrugated iron roof and an electric light.

### Lean-to Shed (formerly a Dairy)

7'8" x 7'6" (2.34m x 2.29m)

Of concrete block construction with a corrugated cement fibre roof.

### Workshop



14'6" x 11'6" (4.42m x 3.51m)

Of concrete block construction with a box profile roof.

### Pony Shelter

12'6" x 10'2" (3.81m x 3.10m)

Of concrete block construction with a box profile roof.

Conveniently situated to the Bungalow and Outbuildings is some 9 ¾ Acres or thereabouts of Pasture and Rough Grazing Land. The Land is in the main, gently sloping with an easterly or southerly aspect from where superb south facing Rural views can be enjoyed. The Field adjacent to the Bungalow is clean Pasture Land whilst the Field directly to the fore is Pasture/Rough Grazing Land with some Reeds. There is also a long, gently sloping Pasture



Enclosure adjacent to the Old Railway Line.

The boundaries of the entire Property are shaded in red on the attached copy of The Land Registry Title Plan WA921854. N.B. The Old Railway Line shaded blue on the same Plan is excluded from the Sale.

### SERVICES

Mains Water (metered supply) and Electricity are connected. Cesspit/Effluent Tank Drainage. Oil Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

### TENURE

Freehold with Vacant Possession upon Completion.

### RIGHTS OF WAYS

The Property enjoys a Vehicular and Pedestrian Access Right of Way off the B4313 Road at point "A" on the Plan and as far as point "B" on the same Plan. Gotty Uchaf enjoys Vehicular and Pedestrian Access Rights of Ways over the hardsurfaced track between points "B" and "C" on the same Plan.

### REMARKS

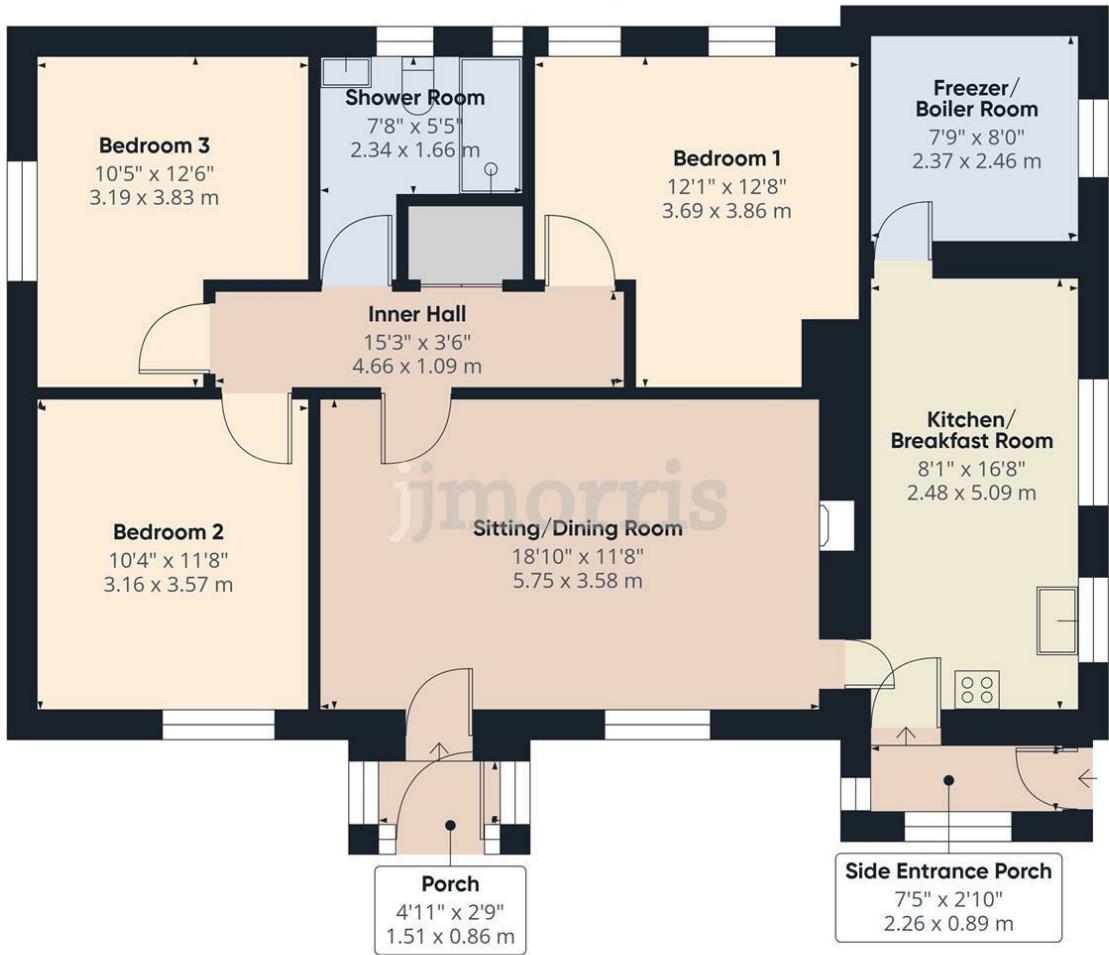
Ty Grug is a delightfully situated 9  $\frac{3}{4}$  Acre Residential Holding which stands within a 100 yards or so of the B4313 Maenclochog to Rosebush Road. The Property benefits a comfortable 3 Bedroomed Bungalow Residence benefiting from Oil Central Heating, uPVC Double Glazing and Loft Insulation as well as a useful Range of both Traditional and Modern Buildings which are ideally suited for Storage, Stabling, Livestock Housing or the like and some 9.665 Acres or thereabouts of predominantly clean, gently sloping Pasture Land with southerly, south easterly or westerly aspects. Residential Smallholdings of this nature are few and far between and early inspection is strongly advised. Realistic Price Guide.



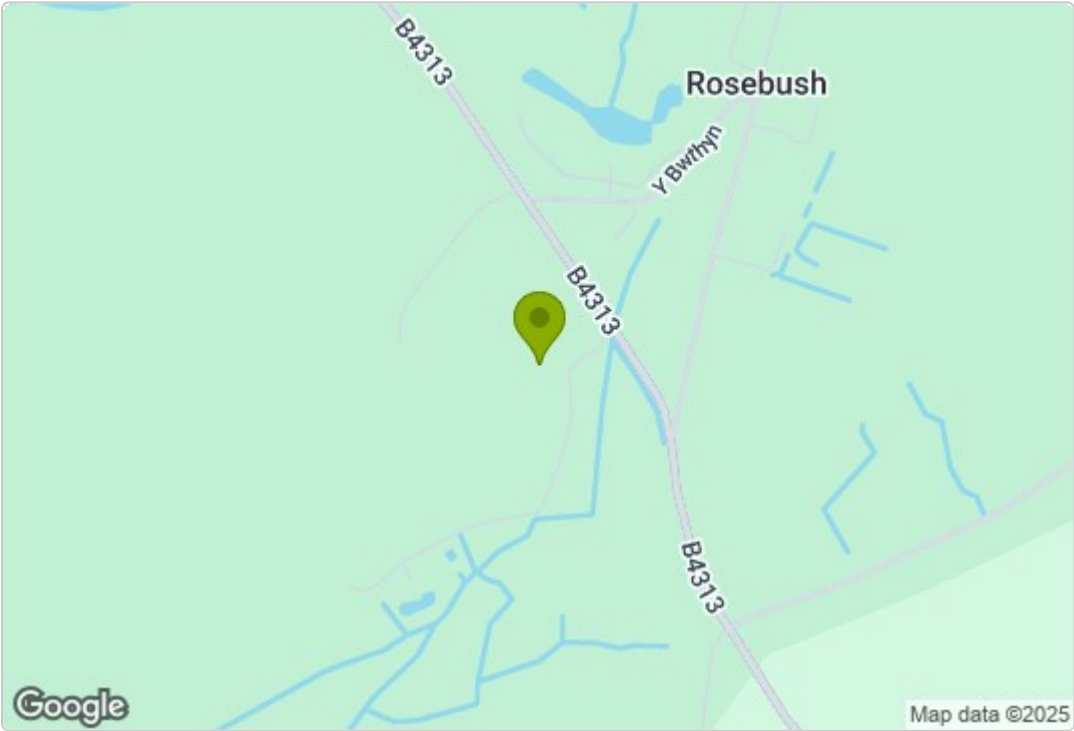




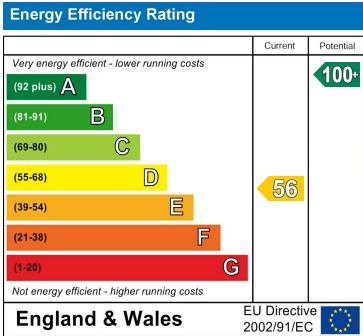
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - E

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