



Afallon, Eglwyswrw, Crymych, Pembrokeshire, SA41 3SN

Price Guide £235,000

- * An Attractive Detached 2 Storey Dwelling House with an adjoining Single Storey Kitchen/Utility/Porch extension.
- * Comfortable, 3 Reception, Kitchen/Breakfast, Utility, Separate WC, 3 Bedrooms and Bathroom Accommodation.
- * LP Gas Central Heating. Hardwood purpose made Windows and uPVC Double Glazing. Loft Insulation.
- * Single Garage as well as Off Road Parking for 2/3 Vehicles.
- * Sizeable front and rear Lawned Gardens with Flowering Shrubs, Conifers, Hydrangeas etc. etc.
- * Ideally Suited for Family, Retirement, Investment or for Letting purposes.
- * The Property is in need of some modernisation, refurbishment and updating.
- * Early Inspection strongly advised, Realistic Price Guide.

Situation

Eglwyswrw is a popular village which is situated between the Market Town of Cardigan (5 miles north east) and the Coastal Town of Newport (5 miles south west).

Eglwyswrw has the benefit of a good Primary School, a Church and a Petrol Filling Station/Store at Crosswell Turn which is within a half a mile or so of the Property.

The well known Market Town of Cardigan is within a short drive and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets, a Further Education College, Petrol Filling Stations, Repair Garages and a newly built Cottage Hospital.

The well known Coastal Town of Newport is also close by and has the benefit of a good range of Shops, a Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Take-Away's, Art Galleries, a Memorial/Community Hall, Tourist Information Centre, a Repair Garage, Dental Surgery and a Health Centre.

The North Pembrokeshire Coastline at The Parrog, Newport is within 5.5 miles or so and also close by are the other well known sandy beaches and coves at Newport Sands, Ceibwr, Poppit Sands, Cwm, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaed and Aberbach.

The Preseli Hills, being close by, provide excellent Walking, Rambling, Hacking and Pony Trekking facilities.

The other well known Market Town of Crymych is within 4 miles or so whilst the County and Market Town of Haverfordwest is some 20 miles or so south east. Haverfordwest benefits from 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 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.

Afallon stands inset off the B4332 Eglwyswrw to Crymych Road and is within 150 yards or so of the Main A487 Fishguard to Cardigan road and the centre of the village and the majority of its amenities.

Directions

From Fishguard, take the Main A487 road north east for some 12 miles and in the village of Eglwyswrw take the turning on the right, signposted to Crymych and Cenarth.

Continue on this road for 150 yards or so and Afallon is situated on the left hand side of the road. A 'For Sale' board is erected on site.

From Cardigan take the Main A487 road south west for 5 miles and in the village of Eglwyswrw take the turning on the left, signposted to Crymych and Cenarth. Continue on this road for 150 yards or so and Afallon is situated on the left hand side of the road. A 'For Sale' board is erected on site.

Description

Afallon comprises a Detached 2 storey Dwelling House of cavity brick construction with rendered and coloured elevations under a pitched interlocking concrete tile roof. There is single storey extension adjacent to the south eastern gable end of the property of cavity concrete block/brick construction with rendered and coloured roughcast elevations under a pitched interlocking concrete tiled roof and a flat fibreglass roof. Accommodation is as follows:-

Hardwood Painted Entrance Door to:-

Hall



14'8" x 6'6" (4.47m x 1.98m)

('L' shaped) With quarry tile floor, radiator, 2 power points, understairs cupboard, staircase to First Floor, ceiling light and doors to Dining Room and:-

Sitting Room



25'0" x 13'0" maximum (7.62m x 3.96m maximum)
With 3 hardwood painted double glazed windows, cast iron and tile open fireplace with Slate/Marble Hearth, 2 double panelled radiators, telephone point, 2 ceiling lights, mains smoke detector 3 wall lights and 10 power points.

Dining Room



11'10" x 8'9" (3.61m x 2.67m)
With 2 double glazed windows (one hardwood painted double glazed window and one uPVC double glazed window), 6 power points, double panelled radiator, ceiling light and an arched opening to Kitchen/Breakfast Room:-

Kitchen/Breakfast Room



16'8" x 12'0" (5.08m x 3.66m)
With a range of fitted floor and wall cupboards, Belling eye level Double Oven, 4 ring LP Gas Cooker Hob, Cooker Hood, uPVC double glazed window, access to an Insulated Loft, Rayburn range (heating domestic hot water and cooking), coved ceiling, 2 ceiling lights, part tile surround, concealed worktop lighting, TV point, 6 power points, appliance points, mains smoke detector, plumbing for automatic washing machine, 15 pane glazed door door to Utility Room and an aluminium coated double glazed Patio door to:-

Conservatory

11'2" x 7'4" (3.40m x 2.24m)
Being in the main uPVC double glazed, vinyl floor covering and a uPVC double glazed pedestrian door to Front Garden.

Utility Room



9'9" x 9'1" (2.97m x 2.77m)
With ceramic tile floor, uPVC double glazed window with roller blind, strip light, double panelled radiator, Honeywell central heating timeswitch, Drayton central heating thermostat control, cooker box, 5 power points, opening to Side Entrance Hall and door to:-

Separate WC

9'3" x 2'10" (2.82m x 0.86m)

With a hardwood painted double glazed window, Parquet floor, white suite of Wash Hand Basin and WC, ceiling light, coat hooks and a Worcester wall mounted LP Gas Boiler (firing central heating only).

Side Entrance Hall

7'6" x 6'6" approx (2.29m x 1.98m approx)

With ceramic tile floor, wall spot light, uPVC double glazed windows and a uPVC double glazed door to rear garden.

First Floor

Landing



9'6" x 6'6" (2.90m x 1.98m)

('L' shaped) With pine floorboards, uPVC double glazed window, radiator, ceiling light, mains smoke detector, access to an Insulated Loft and an Airing Cupboard with shelves housing a partially pre lagged copper hot water cylinder and immersion heater.

Bedroom 1



13'2" x 11'6" (4.01m x 3.51m)

With 2 hardwood painted double glazed windows, pine floorboards, ceiling light, built in double wardrobe, double panelled radiator and 6 power points.

Bedroom 2



11'6" x 10'2" (3.51m x 3.10m)

(Plus door recess 3'2" x 2'10") With pine floorboards, 2 hardwood painted double glazed windows, built in double wardrobe, radiator, ceiling light and 6 power points.

Bedroom 3



9'7" x 8'6" (2.92m x 2.59m)

With pine floorboards, uPVC double glazed window, built in double wardrobe, radiator, ceiling light and 4 power points.

Bathroom



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

With vinyl floor covering, uPVC double glazed window, Avocado suite of panelled Bath, Wash Hand Basin and WC, uPVC double glazed window, half tiled walls, ceiling light, shaver light/point, radiator, towel rail, mirror fronted bathroom cabinet, toilet roll holder, toothbrush holder, Hotpoint Aquarius electric shower over bath, Aquaboard walls and a wall mirror.

Exterior

A pillared and double wrought iron gated access leads to a tarmacadamed hardstanding which allows for Off Road Vehicle Parking for 2/3 Vehicles and gives access to a:-

Garage

16'4" x 8'7" (4.98m x 2.62m)

Of brick construction with a corrugated cement fibre roof. It has a metal up and over door, electric light and a pedestrian door to Rear Garden.

Adjoining the Garage at the rear is a:-

Lean to Store Shed

9'0" x 6'0" approx (2.74m x 1.83m approx)

Of timber and corrugated iron construction.

Directly to the fore of the Property is a good sized private Lawned Garden with Flowering Shrubs, Hydrangeas and a standing of Conifers adjacent to the roadside boundary wall. There is a concrete path surround to the Property and to the rear are two Lawned Garden areas which are divided by a Privet hedge. In addition, there are Flowering Shrubs as well as a standing of mature Conifers on the north eastern boundary.

Outside Water Tap and 2 Outside Electric Lights (1 sensor light). 1300 Litre Bunded Oil Tank.

Services

Mains Water, Electricity and Drainage are connected. LP Gas Central Heating. Oil fired Rayburn range (heating domestic hot water and cooking). Hardwood Painted

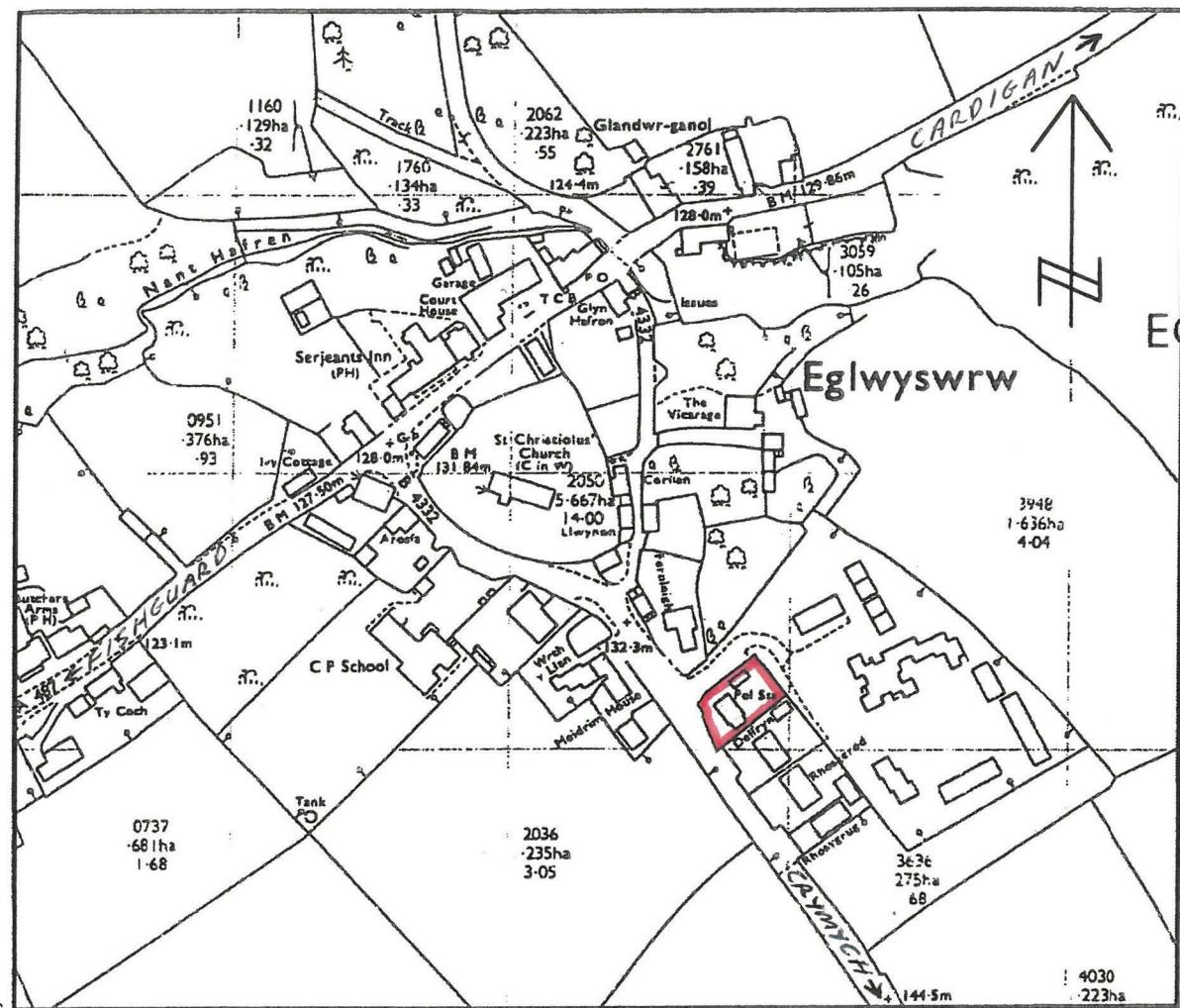
Double Glazed Window and uPVC Double Glazed Windows and Door. uPVC Double Glazed Conservatory. Loft Insulation. Telephone, subject to British Telecom Regulations. Loft Insulation. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Afallon is a spacious Detached 2 Storey Dwelling House which has comfortable 3 Reception, Kitchen/Breakfast Room, Utility, Separate WC, 3 Bedrooms and Bathroom accommodation. The Property is in good decorative order benefitting from LP Gas Central Heating, an Oil fired Rayburn Range, Loft Insulation and both Hardwood painted double glazed windows and uPVC double glazed windows. It stands in good sized gardens and grounds with Lawned Areas to Front and Rear as well as Paved and Concreted Patio areas, Flowering Shrubs, Conifers etc etc. In addition it has a Single Garage with Vehicle Parking to the fore as well a Lean to Store Shed. It is ideally suited for Family, Retirement, Investment or for Letting purposes and is offered 'For Sale' with a realistic Price Guide which takes into account that the property is in need of some modernisation, updating and cosmetic improvement. Early Inspection strongly advised.

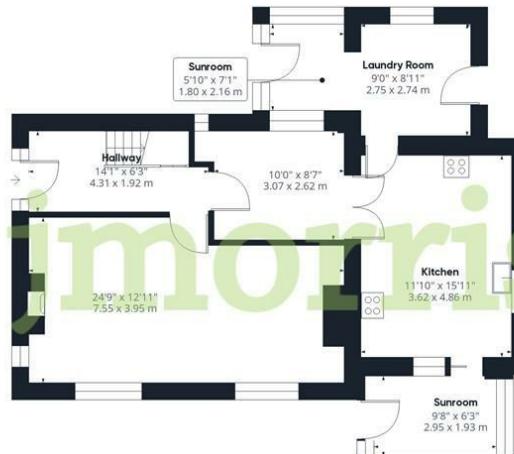


Afallon,
Eglwyswrw, Crymych, Pemrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only.

Floor Plan

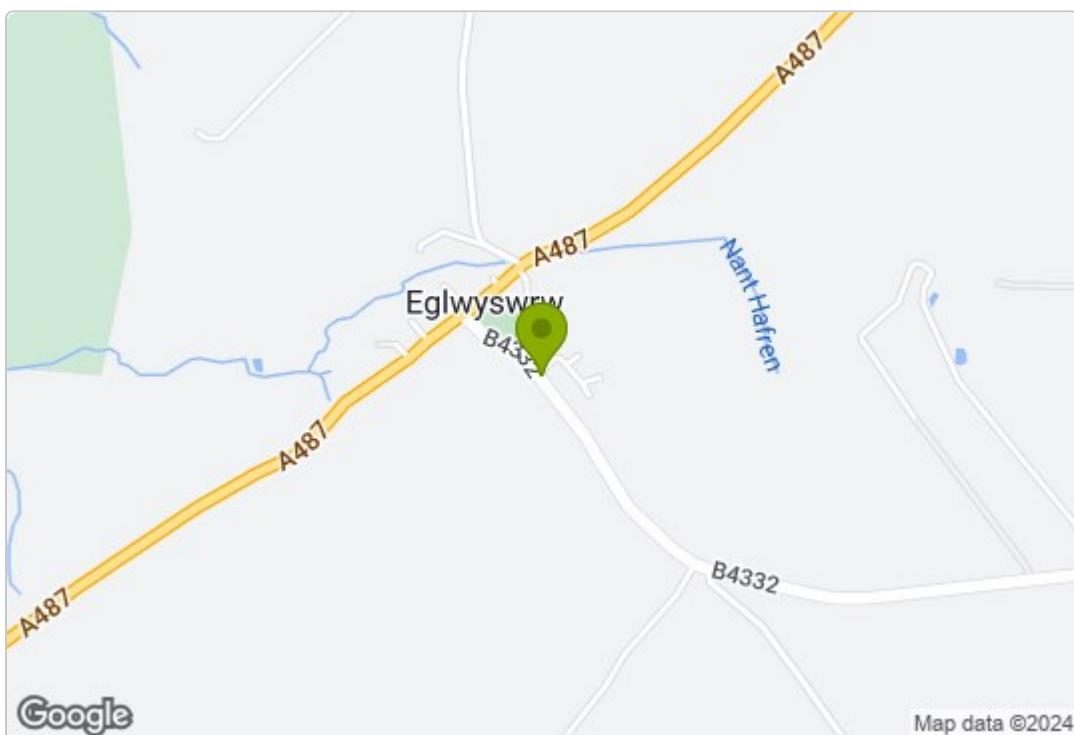


Floor 0



Floor 1

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		37	58
EU Directive 2002/91/EC			

Council Tax Band - E

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