



7 Pen Y Bryn, Fishguard, Pembrokeshire, SA65 9BP

Price Guide £425,000

* An exceptional Detached 2 storey Dormer Bungalow Residence.

* Spacious, well appointed 2/3 Reception, Kitchen, Utility, 4 Bedrooms, WC and 2 Bath/Shower Room Accommodation.

* Gas fired Central Heating, uPVC Double Glazing and both Cavity Wall and Roof insulation.

* Double Garage and Off Road Parking for at least 2 Vehicles. Delightful well maintained Gardens with Lawned areas, Slate and Concrete Paved Patios, Flowering Shrubs and Ornamental Stone areas.

* Ideally suited for Early Retirement or Family purposes.

* Coastal Sea Views over Fishguard Bay to Dinas Head and beyond as well as Rural Views to Dinas Mountain.

* 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, Cafés, Takeaways, a Post Office, Library, a Petrol Filling Station/Store, Repair Garages, 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 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 which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Post Office, Library, Petrol Filling Stations, Supermarkets, a Leisure Centre, Further Education College, The County Council Offices and The County Hospital at Withybush.

The Pembrokeshire Coastline at The Parrog, Goodwick is within a mile or so of the Property and also close by are the other well-known sandy beaches and coves at Pwllgwaed, Cwm-yr-Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereiddi and Whitesands Bay.

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.

7 Pen-y-Bryn stands in a popular elevated Residential area of Fishguard from where Coastal Sea Views can be enjoyed over Fishguard Bay to Dinas Head and Rural Views to Dinas Mountain. 7 Pen-y-Bryn is situated within 750 yards or so of Fishguard Town Shopping Centre and Market Square.

Directions

From the Offices of J. J. Morris at 21 West Street turn left and proceed in the direction of Goodwick for 250 yards or so and take the third turning on the left into Clive Road. Proceed on this road for 150 yards or so and proceed up the hill into Pen-y-Bryn and 7 Pen-y-Bryn is the Property situated at the end of the Cul-de-Sac (directly facing on your right.) A 'For Sale' Board is erected on site.

Description

7 Pen-y-Bryn is a Detached 2 storey Dormer Bungalow Residence of cavity concrete block and brick construction with part brick faced elevations and mainly rendered and whitened roughcast elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

uPVC Double Glazed door to:-

Hall



17'9" x 5'3" (5.41m x 1.60m)

With an Oak wood block floor, radiator, 2 ceiling lights, 1 power point, wall mirror, understairs Storage Cupboard with coat hooks, built in Broom Cupboard, smoke detector (not tested), staircase to First Floor, painted wooden panelled wall and doors to a Dining Room and :-

Sitting Room



17'6" x 13'11" (5.33m x 4.24m)

With a Bamboo wood floor, double panelled radiator, ceiling light, 8 power points, uPVC double glazed window with venetian blinds (affording Sea views to Dinas Head and beyond as well as Rural views to Dinas Mountain) and a painted wooden panelled wall.

Dining Room



13'11" x 12'5" (4.24m x 3.78m)

With a Bamboo wood floor, double panelled radiator, uPVC double glazed window with venetian blind (affording Sea views over Fishguard Bay to Dinas Head and beyond), 6 downlighters, telephone point, 5 power points and opening to:-

Kitchen/Breakfast Room



14'7" x 13'0" (4.45m x 3.96m)

With a Bamboo wood floor, range of fitted floor and wall cupboards with Granite/Composite worktops, inset stainless steel bowl with mixer tap, uPVC double glazed window with roller blind, 3 ring Induction Hob, double panelled radiator, concealed Glow worm Gas Combination Boiler (heating domestic hot water and firing central heating), 10 power points (mainly with USB points), cooker box, Panasonic freestanding American style Fridge Freezer, space for washing machine, Drayton central heating timeswitch, built in Microwave/Oven and a built in electric Single Oven/Grill and door to:-

Rear Entrance Hall/Utility Area

8'9" x 5'0" (2.67m x 1.52m)

With a Bamboo wood floor, 2 power points, smoke

detector (not tested), 2 downlighters, uPVC door to rear garden and door to:-

Study/Bedroom 5



13'0" x 10'5" (3.96m x 3.18m)

With a Bamboo wood floor, double panelled radiator, uPVC double glazed patio door to a rear south facing Paved Patio, ceiling light, 8 power points, built in Cupboard with shelves and door to:-

Office

9'9" x 5'2" (2.97m x 1.57m)

With uPVC double glazed window with blinds, Oak wood block floor, 2 downlighters and 2 power points.

Doors from the Hall give access to a Bathroom and :-

Bedroom 1



14'1" x 12'10" (4.29m x 3.91m)

With a Bamboo wood floor, uPVC double glazed window, uPVC double glazed French door to rear garden with roller blind, 2 downlighters, freestanding mirror fronted wardrobe, double panelled radiator and 8 power points.

Bathroom



9'0" x 7'7" (2.74m x 2.31m)

('L' shaped maximum) With a Bamboo wood floor, white suite of Wash Hand Basin, WC and a panelled Bath with a glazed shower screen and a thermostatic Shower over bath, uPVC double glazed window with roller blind, 2 downlighters, fitted cupboard, radiator and fully tiled walls.

First Floor

Landing

With fitted carpet, ceiling light, access to an Insulated Loft via an aluminium Slingsby type ladder, smoke detector (not tested) and doors to Shower Room, Bedrooms and:-

Separate WC



With vinyl floor covering, 4 downlighters, radiator, white suite of Saniflo WC and a Wash Hand Basin in vanity surround, chrome towel shelf and an alcove with shelves.

Bedroom 2



15'10" x 12'5" (4.83m x 3.78m)

With fitted carpet, radiator, 2 uPVC double glazed windows with blinds (one affording Sea views), ceiling light, wall lights, 2 built in undereaves Storage Cupboards and 3 power points.

Bedroom 3



15'8" x 11'10" (4.78m x 3.61m)

With 2 uPVC double glazed windows (one affording Sea views to Dinas Head and beyond and the other affording rural views to Dinas Mountain), fitted carpet, radiator, wall lights, 5 power points and 2 built in undereaves Storage Cupboards.

Bedroom 4/Dressing Room

8'11" x 8'9" (2.72m x 2.67m)

(plus raised plinth over stairwell 3'0" x 3'0" (0.90m x 0.90m).

With a laminate wood floor, radiator, 2 uPVC double glazed windows with venetian blinds (affording Sea views), ceiling light, radiator and 1 power point.

Shower Room



7'3" x 5'0" (2.21m x 1.52m)

With LVT flooring, fully tiled walls, uPVC double glazed window, 5 downlighters and a white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a thermostatic shower.

Exterior



The Property stands in reasonable sized Landscaped Gardens which has the benefit of Lawned areas, Flowering Shrubs including Fuchsias, Camellias, Acers, Hydrangeas etc.... as well as a raised Slate Paved Patio at the fore and a Concrete Paved (south facing Paved Patio at the rear).

There is also a :-

Double Garage

18'8" x 16'0" (5.69m x 4.88m)

Of concrete block construction with a corrugated cement fibre roof. It has 2 metal up and over doors and a work bench. An opening from the Garage gives access to:-

Store Shed

9'10" x 5'9" (3.00m x 1.75m)

With a pedestrian door to rear garden. Adjoining the Double Garage and Store Shed is :-

Garden Tool Shed

6'0" x 5'9" approx (1.83m x 1.75m approx)

2 Outside Electric Lights and 2 Outside Water Taps.

The boundaries of the Property are edged in red on the attached Plan to the Scale 1/2500.

Services

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

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

7 Pen-y-Bryn is deceptively spacious Detached 2 Storey Dormer Bungalow Residence which stands in a popular elevated Residential area of Fishguard from where Coastal Sea views can be enjoyed over Fishguard Bay to Dinas Head and beyond. The Property is in excellent decorative order throughout and has the benefit of Gas fired Central Heating, uPVC Double Glazed Windows and Doors and both Cavity Wall and Roof Insulation. In addition, it has a Double Garage as well as Off Road Parking for 2/3 Vehicles and delightful Gardens with Lawned areas, Flowering Shrubs, Concrete and Slate Paved Patio areas etc.. It is ideally suited for a Family or early Retirement purposes and is offered 'For Sale' with a realistic Price Guide. Early Inspection strongly advised.

Comprehensive Secondary School

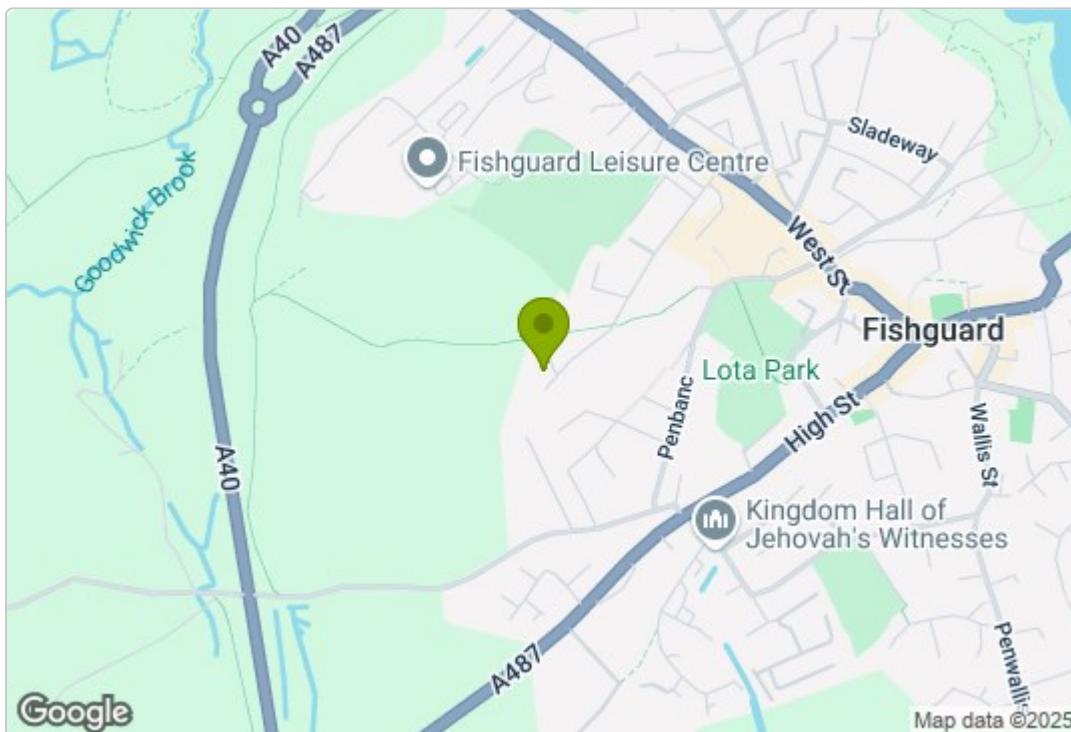
FISHGUARD (ABERGWAWN)

Playing Field

Floor Plan



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			
(92-100)	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		71	83
EU Directive 2002/91/EC			

Council Tax Band - F

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