



Ty Ni and Y Bwthyn (Annexe), Puncheston, Haverfordwest, Pembrokeshire, SA62 5RL

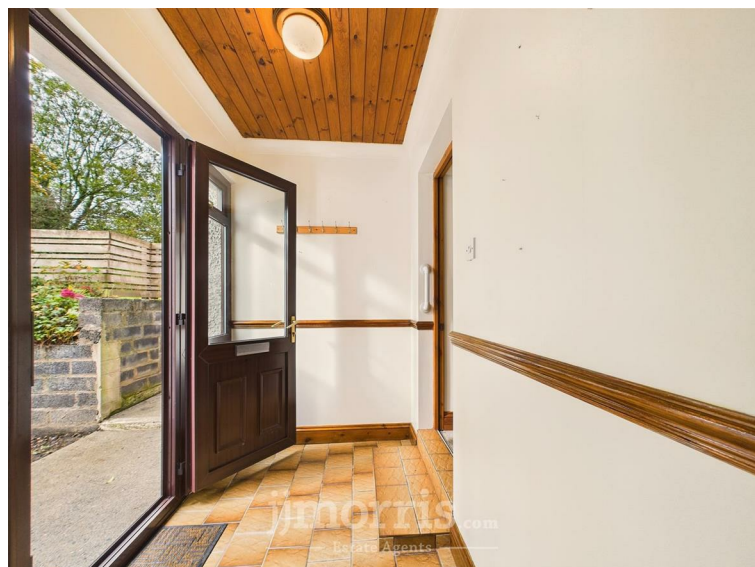
Price Guide £249,950

- * Ty Ni is a comfortable 3 Bedroom Dwelling House benefiting from Oil fired Central Heating and Hardwood Double Glazing.
- * Y Bwthyn (Annexe) is an adjoining Self Contained 1 Bed/1 Reception Room Cottage/Annexe which benefits from Oil Central Heating and uPVC Double Glazing.
 - * The Property can be utilised as one or two Dwellings as required.
 - * Sizeable, elevated rear Garden and a Concrete Patio with Barbecue.
 - * Parking for 2/3 Vehicles adjacent to the Council Roadway.
 - * Inspection essential. Realistic Price Guide. EPC Rating 'E'.

Description

Ty Ni and Y Bwthyn comprise a Detached 2 storey Dwelling House of solid stone and cavity concrete block construction with rendered and roughcast elevations and rendered and whitened elevations under a pitched slate and composition slate roofs.

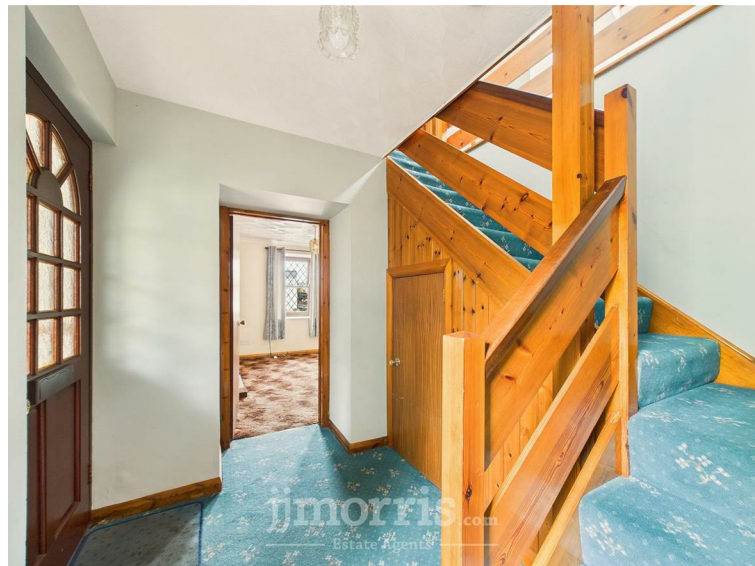
Porch



7'10" x 4'11" (2.39 x 1.52)

With ceramic tile floor, pine tongue and groove clad ceiling, door to Y Bwthyn and door to Ty Ni:-

Hall



9'8" x 5'8" (2.97 x 1.75)

With fitted carpet, radiator, hardwood double glazed window, staircase to First Floor, understairs cupboard, telephone point, 2 power points, doors to Kitchen/Dining Room and:-

Sitting Room



20'2" x 12'2" (6.17 x 3.71)

With fitted carpet, 3 hardwood double glazed windows, 2 radiators, Marble fireplace with a Cherrywood surround housing an LP Gas coal effect fire, coved ceiling, TV point, 6 power points, 2 ceiling lights and 2 wall lights on dimmer.

Kitchen/Dining Room



14'7" x 11'3" (4.47 x 3.43)

With ceramic tile floor, radiator, range of fitted Oak floor and wall cupboards, inset single drainer stainless steel sink unit, strip light and 3 ceiling spotlights, part tiled surround, 2 hardwood double glazed windows, cooker box, 7 power points, concealed worktop lighting, LP Gas cooker point and cooker recess, Cooker Hood (externally vented), door to Utility Room and door to:-

Side Entrance Porch

3'2" x 2'11" (0.99 x 0.91)

With ceramic tile floor and a hardwood double glazed door to exterior.

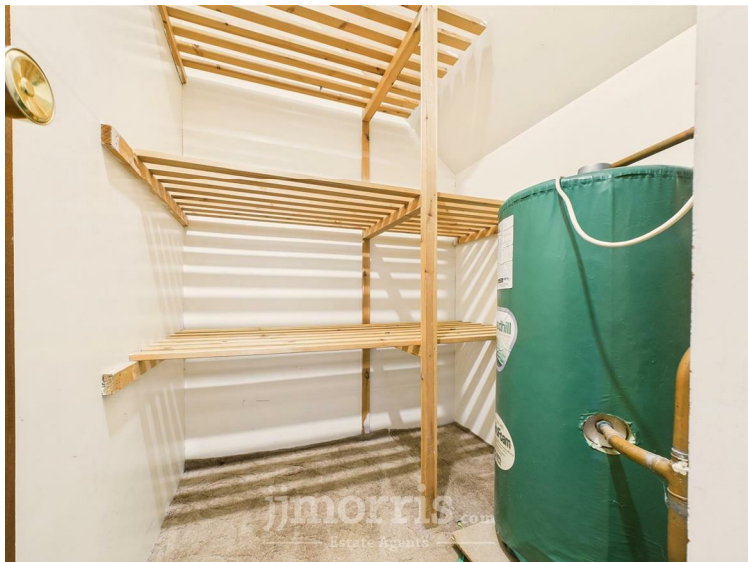
Utility Room



8'0" x 5'10" (2.46 x 1.80)

With ceramic tiled floor, Worcester freestanding Oil Boiler (heating Domestic Hot Water and firing Central Heating), part tiled surround, Honeywell Central Heating Timeswitch, hardwood double glazed window with roller blind, plumbing for washing machine, ceiling light and 6 power points.

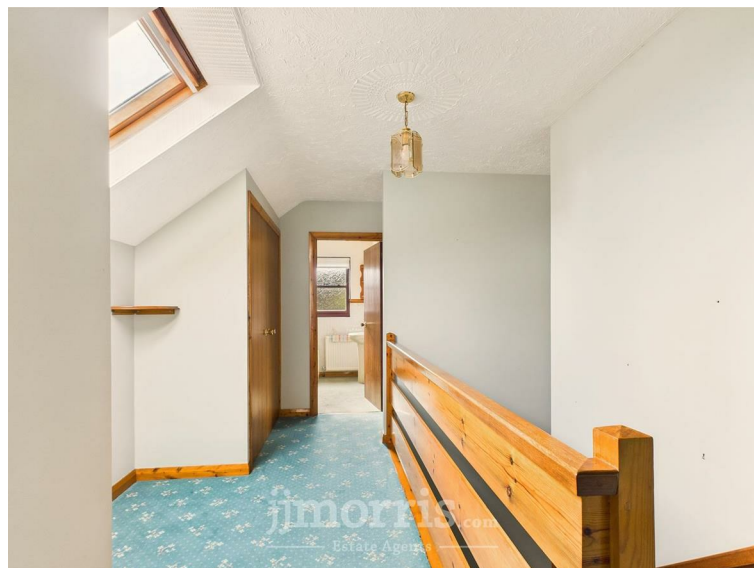
Walk in Airing Cupboard



6'5" x 4'11" (1.98 x 1.52)

With shelves, electric light and a pre-lagged copper hot water cylinder and immersion heater.

First Floor Landing



17'3" x 8'11" (5.26 x 2.74)

With fitted carpet, Velux window, built in cupboard with shelves, access to insulated Loft, ceiling light, telephone point and door to:-

Bedroom 1



12'5" x 8'9" (3.81 x 2.67)

With fitted carpet, 2 hardwood double glazed windows, ceiling light, TV point, radiator, telephone point and 4 power points.

Bedroom 2



11'6" x 8'5" (3.51 x 2.59)
plus recess 4' x 2" (1.22m x 0.61m) With fitted carpet, radiator, hardwood double glazed window, ceiling light and 4 power points.

Bedroom 3 (Rear)



11'3" x 7'8" (3.43 x 2.36)
With fitted carpet, hardwood double glazed window, radiator, ceiling light and 4 power points.

Bathroom



8'0" x 6'7" (2.44 x 2.01)
With fitted carpet, suite of panelled Corner Bath, Wash Hand Basin and WC, half tiled walls, hardwood double glazed window, ceiling light, dado rail, radiator and pine fitments including toilet roll holder, soap dish and toothbrush holder.

Adjoining Ty Ni is:-

Y Bwthyn

Access to Y Bwthyn is via a Communal Porch with a hardwood door to:-

Kitchen/Dining Room



12'11" x 12'11" (3.96 x 3.96)
With range of pine floor cupboards, uPVC double glazed window, inset single drainer stainless steel sink unit with mixer tap, part tiled surround, TV point, telephone point, cooker box, power points, , electricity consumer unit, cove ceiling, strip light and door to:-

Inner Hall

With vinyl floor covering, ceiling light, 2 power points, access to insulated Loft and doors to Bedroom 1, Shower Room and:-

Sitting Room



11'10" x 9'3" (3.63 x 2.82)

With fitted carpet, radiator, uPVC double glazed window, uPVC double glazed French Doors, TV point, telephone point, power points, ceiling light, coved ceiling.

Bedroom 1



11'10" x 9'3" (3.63 x 2.82)

With fitted carpet, radiator, uPVC double glazed window, TV point, telephone point, 5 power points, ceiling light, coved ceiling and a built in wardrobe/airing cupboard with shelves and a pre-lagged (combined) copper hot water cylinder and immersion heater.

Wet/Shower Room



8'5" x 5'6" (2.59 x 1.70)

With vinyl floor covering, white suite of WC and a Wash Hand Basin in a vanity surround, glazed and tiled Shower with a Mira Sport Electric Shower, radiator, half tiled walls, mirror fronted bathroom cabinet, uPVC double glazed window, coved ceiling and ceiling light.

Externally



There is a concrete path surround to the Property and to the side is a raised Flower and Shrub Border and to the rear is a Barbeque and adjacent is a concreted Patio area with steps giving access to a raised Lawn and Vegetable Garden with Hydrangeas, Rhododendrons and Flowering Shrubs. There is also a Metal Garden Shed 7' x 6' approx. together with an Oil Tank . 3 Outside Electric Lights and an Outside Water Tap .

Adjacent to the concrete path at the fore is a tarmacadamed hardstanding area which forms part of the highway and allows for Parking for 2/3 Vehicles.

The boundaries of the entire Property are coloured red on the attached Plan.

Services

Mains Water (metered supply), Electricity and Drainage are connected. Both Properties benefit from Oil Central Heating and Loft Insulation. Ty Ni is Hardwood Double Glazed whilst Y Bwthyn is uPVC Double Glazed. Telephone, subject to British Telecom Regulations.

Tenure

Freehold with Vacant Possession upon Completion.

General Remarks

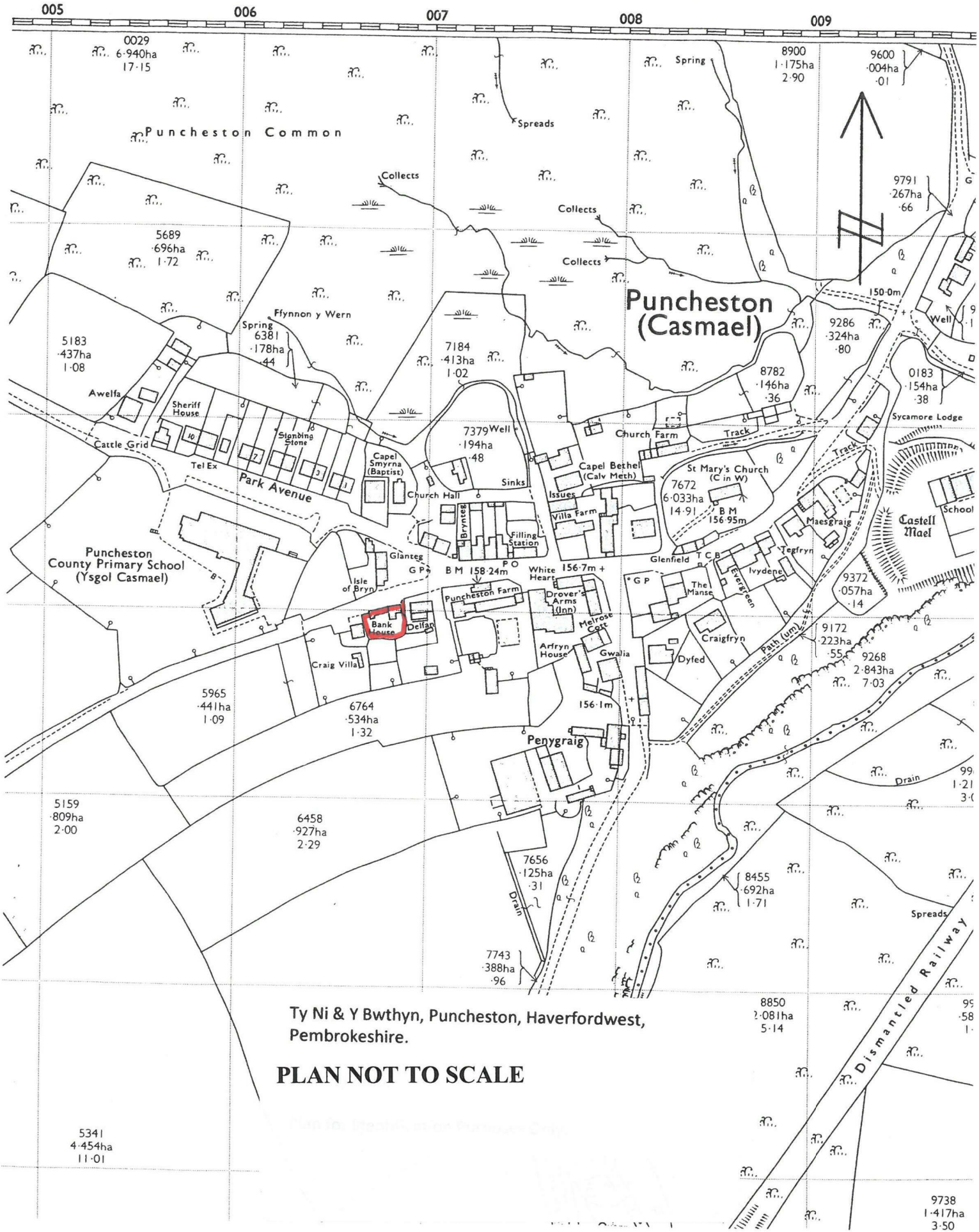
Ty Ni and Y Bwthyn can be utilised as one or two Properties as required. Ty Ni is a 3 Bedroom Family/Retirement Home which benefits from Oil fired Central Heating and Hardwood Double Glazing, whilst Y Bwthyn is a 1 Rec/1 Bed Self Contained Cottage/Annexe which has Oil fired Central Heating and uPVC Double Glazing. The Property has the benefit of a reasonable sized elevated Garden at the rear and side and to the fore and adjacent to the Council Maintained District Road is a hardstanding area which allows for Parking for 2/3 Vehicles. The Property is in good decorative order throughout and is ideally suited for a Family with an elderly Parent or alternatively Y Bwthyn can be utilised for Holiday or permanent Letting. It is offered For Sale with a realistic Price Guide and early inspection is strongly advised.

Directions

From Fishguard, take the Main A40 Road south for some 5 miles and in the village of Letterston, take the turning on the left at the crossroads signposted to Little Newcastle and Puncteston. Continue on this road for in excess of 2 miles and proceed through the village of Little Newcastle and a mile and a half or so further on and upon entering the village of Puncteston, Ty Ni and Y Bwthyn are situated on the right hand side of the road. A For Sale Board is erected on site.

Alternatively from Haverfordwest, take the Main A40 Road north for some 10 miles and in the village of Letterston, take the turning on the right at the crossroads, signposted to Little Newcastle and Puncteston. Follow directions as above.

PRESELI DISTRICT



Floor Plan

Ground Floor



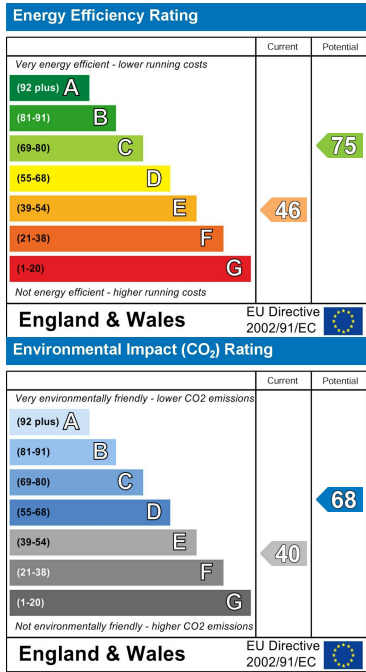
First Floor



Area Map



Energy Efficiency Graph



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