



Preseli View, 6 Golden Hill, Spittal, Haverfordwest, Pembrokeshire, SA62 5QU

**Price Guide £249,950**

**\*NO CHAIN**

**\*An attractive Detached, Single Storey Bungalow Residence**

**\*Deceptively spacious accommodation with Hall, Sitting Room (16' x 12'8" ),**

**\*Kitchen/Dining Room 23'2" x 13'4" (maximum), Conservatory, 2 Bedrooms & Bathroom.**

**\*Oil Fired Central Heating, uPVC Double Glazing & both Cavity Wall and Loft Insulation.**

**\* Sizeable easily maintained front and rear Lawned Gardens together with Patio and Flowering Shrubs.**

**\*Delightful rural views over the surrounding countryside to the to the Preseli Hills.**

**\*Ideally suited for a Couple, Investment or for Letting Purposes.**

**\*Early inspection is strongly advised. Realistic Price Guide. EPC Rating "D"**

## Situation

Spittal is a popular village which is situated some 4½ miles or so North East of the County and Market Town of Haverfordwest. Spittal has the benefit of a Village Hall, Public House, Church, Chapel and a Primary School.

The County and Market Town of Haverfordwest being within easy car driving distance 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, Takeaways, a Post Office, Library, Leisure Centre, Further Education College, The County Hospital and The County Council Offices/Headquarters.

The West Pembrokeshire Coastline at Newgale is within 10 miles or so and also close by are the other well known sandy beaches and coves at Broad Haven, Little Haven, Nolton Haven, Solva, Caerfai, Porthclais and Whitesands Bay.

The Preseli Hills are within easy car driving distance and provide excellent Walking, Rambling and Pony Trekking facilities.

There is a Railway Station at Haverfordwest and there is a good bus service north along the Main A40 to Fishguard and east to Carmarthen.

Golden Hill is a Cul-de-Sac of 6 Bungalows which are situated in a quiet location within a half a mile or so of the village of Spittal and its amenities.

## Directions

From Haverfordwest, take the Main A40 road North for some 3 miles and upon reaching the Corner Piece Public House, turn right. Continue on this road for three quarters of a mile or so and at the first set of crossroads, turn right for Spittal. Continue on this road for half a mile or so and upon reaching the village, take the turning on the left. Proceed on this road for a few hundred yards and take the first turning on the left. Continue on this road for 600 yards or so and follow the road 90° to the left. Proceed on this road for a short distance and take the turning on the right into 1-6 Golden Hill. Preseli View is situated at the end of the cul-de-sac on the left.

## Description

Preseli View comprises a Detached single storey Bungalow Residence of cavity concrete block construction with rendered and coloured elevations under a pitched concrete tile roof. Accommodation is as follows:-

## Ground Floor

Composite Double Glazed Entrance Door to:-

## Porch Area



With Oak effect ceramic tiled floor, ceiling light, coat hooks and opening to :-

## Hall



15' x 3'10" (4.57m' x 0.91m'3.05m" )

With Oak effect ceramic tiled floor, radiator, 2 power points, electricity consumer unit, cove and artex ceiling, access to an Insulated Loft. 15 pane glazed door to Kitchen/ Dining Room and Oak doors to Bathroom and:-

## Sitting Room



16' x 12'8" (4.88m x 3.86m)

With fitted carpet, 2 uPVC Double glazed window with vertical blinds, double panelled radiator, fireplace with slate hearth housing a wood burning stove, 2 TV points,

telephone point. cove and artex ceiling, ceiling light, 8 power points.

## Bathroom



9' x 6'2" (2.74m x 1.88m)

With a Travertine tile floor with electric underfloor heating, white suite of tiled panelled Bath with shower attachment, Wash Hand Basin, WC and a Quadrant glazed and tiled Shower Cubicle with a thermostatic shower, fully tiled walls, uPVC double glazed window with roller blind, toilet roll holder, glass shelf, illuminated wall mirror with shaver point, 3 downlighters and a chrome heated towel rail/radiator.

## Kitchen/Dining Room



23'1" x 13'3" (7.06m x 4.06m)  
(Maximum)

With a Travertine tiled floor, range of fitted floor and wall cupboards with Oak effect laminate worktop, inset single drainer 1 1/2 bowl porcelain sink unit with mixer tap, cove and artex ceiling, 2 ceiling lights, 5 downlighters, uPVC double glazed window, Rangemaster freestanding Cooker range with a 5-ring LP Gas Hob, electric Hot Plate, 2 electric Ovens and a Grill. Rangemaster Cooker Hood (externally vented). cooker box, double panelled radiator, TV point, 8 power points, appliance points and Airing Cupboard with radiator and shelves, Boiler Cupboard Housing a Worcester Greenstar Heatslave 18/25 freestanding Oil Boiler (heating domestic hot water and firing central heating) with shelves above, Honeywell Central Heating thermostat control, Honeywell Central Heating Timeswitch, built-in Zanussi Refrigerator, part tile surround, cove and artex ceiling, Oak doors to Bedrooms and an Aluminium Double Glazed Patio door to:-

## Conservatory



10'2" x 7'2" (3.10m x 2.18m)

Being uPVC double glazed with vertical blinds, vinyl floor covering concealing a ceramic tiled floor, 2 wall lantern lights, plumbing for automatic washing machine, coat hooks, 2 power points and a uPVC Double Glazed door to rear garden.

## Bedroom 1



13'4" x 9'10" (4.06m x 3.00m)

With fitted carpet, 2 uPVC double glazed windows (affording delightful rural views), cove and artex ceiling, radiator, oak shelf, ceiling light, pull switch and 3 power points.

## Bedroom 2



12'6" x 9'8" (3.81m x 2.95m)

With fitted carpet, uPVC double glazed window with vertical blinds, cove and artex ceiling, radiator, ceiling light, pull switch, 2 wall shelves and 4 power points.

## Externally

Directly to the fore of the property is a reasonable sized Lawned Garden which is bounded by a dwarf stone wall.

Adjacent to the front garden and on the eastern side of the Bungalow is a chipping hardstanding area which allows for Off-Road Parking for 3/4 Vehicles. In the main there is a concrete path surround to the Property and to the rear is a sizable private Lawned Garden with Roses, a Cherry Tree, Camellia Bush, Rhododendrons. Flowering Shrubs and a Concrete Base/Patio from where delightful rural views can be enjoyed over the surrounding countryside to the Preseli Hills. There is also a Timber Garden Shed 8' x 6'.  
4 Outside Electric Lights and an Outside Water Tap.

### Services

Mains Water and Electricity are connected. Cesspit/Effluent Tank Drainage. Oil Fired Central Heating. uPVC Double Glazed. Windows. Composite Double Glazed Front Entrance Door. uPVC Double Glazed Conservatory. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom regulations. Broadband (Fibre Optic).

### Tenure

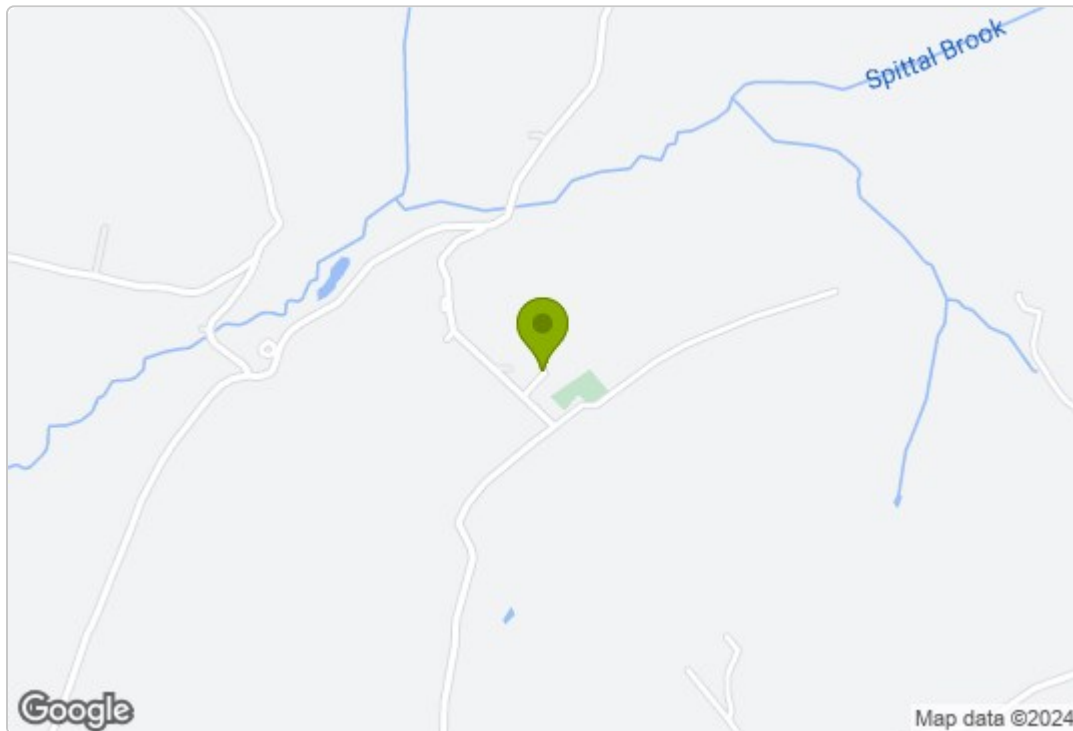
Freehold with Vacant Possession upon Completion.

### Remarks


Preseli View is an attractive, well appointed Detached single storey Bungalow Residence which stands at the end of a small cul-de-sac from where delightful rural views can be enjoyed over the surrounding countryside towards the Preseli Hills. The property is in excellent decorative order throughout benefiting from uPVC Double Glazing, Oil fired Central Heating and both Cavity Wall and Loft Insulation. In addition, it has a sizable easily maintained front and rear Lawned Gardens with Flowering Shrubs and Off-Road Parking for 3/4 Vehicles. The property is ideally suited for a Couple, Small Family, Letting or for Investment purposes and is offered "for Sale" with a realistic Price Guide. Early inspection strongly advised.

## Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Council Tax Band - D

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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