jjmorris.com

Fishguard Office:
21 West Street, Fishguard, Pembrokeshire, SA65 9AL
T: 01348 873836
E: fishguard@jjmorris.com

CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS | AUCTIONEERS

Pen Yr Allt, Wolfscastle, Haverfordwest, Pembrokeshire, SA62 5NB

Price Guide £295,000

*A deceptively spacious semi detached cottage, based in a popular rural village,
*2 Reception, Kitchen, 3 Bedroom and 2 Bath/Shower Rooms
*Oil fired Central Heating, uPVC Double Glazing
*Ample off road vehicle parking, and covered Carport
*Easy maintained stone patio areas to front and rear, offering great entertainment space
*EPC Rating D

Situation

Wolfscastle is a popular Village which is situated between the County and Market Town of Haverfordwest and the Market and Coastal Town of Fishguard. The village has the benefit of a Primary School, a Public House, Country House/Hotel and many more. The village is bisected by the Western Cleddau which provides good Salmon, Sea Trout (Sewin) and Trout fishing.

The North Pembrokeshire Coastline at Abercastle is within 7.5 miles or so and also close by are the other well known sandy beaches and coves at Aberfelin, Porthgain, Traeth Llyfn, Abereiddy, Whitesands Bay, Caerfai, Solva, Newgale, Abermawr, Aberbach, Pwllcrochan, Parrog, Pwllgwaelod, Cwm-yr-Eglwys and Newport Sands. There are good road links along the Main A40 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.

Directions

From Fishguard take the Main A40 road south for some 7 miles or so and in the village of Wolfscastle, the property is situated on the right hand side of the road. A 'For Sale' board is erected on site.

Description

Pen Yr Allt comprises a semi detached cottage of cavity concrete block construction with rendered and coloured roughcast elevations under a pitched slate tiled roof. The property also benefits from original features, with exposed beam work and slate fireplace surround. Properties of this nature rarely come on the property market, and the location offers excellent travel opportunities throughout the county and country.

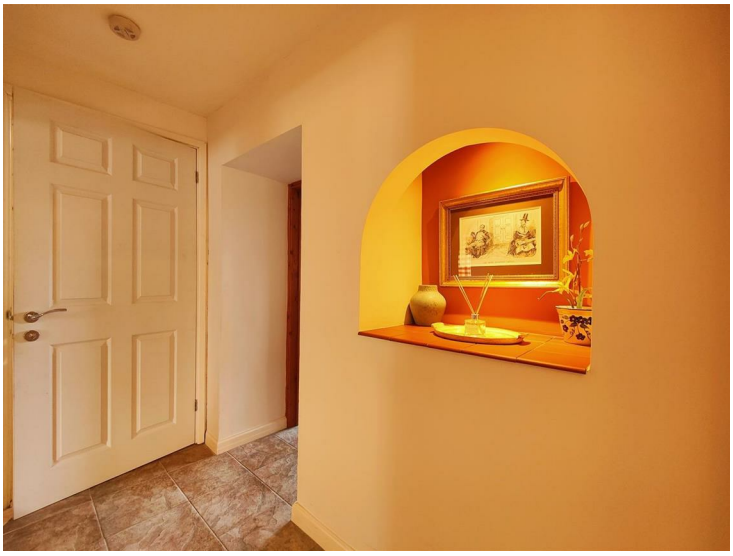
Hallway

With hardwood floor, 2 power points, radiator, 2 ceiling lights, patterned coved ceiling, 2 UPVC double glazed windows, and door leading to rear patio area and a Electric consumer board

Conservatory

12'8 x 12'6 (3.86m x 3.81m)
With terracotta tiled floor radiator to wall lights one PowerPoint archway window overlooking hallway ceiling fan

Inner Hall



With tiled floor, smoke alarm, decorative built in archway, doors leading to kitchen and:

Shower Room

6'4 x 4'8 (1.93m x 1.42m)
With tiled floor, fully tiled surround, Walk in shower with glass screen, WC and Hand wash basin, RAK ceramic touchscreen mirror, ceiling light, extractor, and a chrome wall mounted radiator

Kitchen

15'2 x 12' (4.62m x 3.66m)
With tiled floor, a range of floor and wall units, 8 power points, radiator, carbon monoxide alarm, expose beam, 4 ceiling spotlight, uPVC double glazed window, ZANUSSI induction hob with overhead extractor, Hotpoint single electric oven plumbing for automatic washing machine, plumbing for dishwasher.

Living Room

21'10 x 13'10 (6.65m x 4.22m)
With hardwood flooring,BORU stove on tiled hearth with slate fireplace surround, 4 ceiling spotlights, 7 power points, 2 double panelled radiators, 2 uPVC double glazed windows, exposed beams, Staircase leading to 1st floor

First Floor

Landing

with fitted carpet. exposed beam, ceiling light, smoke detector, VELUX window with blind.

Inner Landing / Office Area

with fitted carpet, 2 Power points, VELUX window with fitted blind and ceiling light. Door leading to a large storage cupboard with ceiling light and additional power points.

Bedroom 1

With fitted carpet, 2 radiators, range of fitted wardrobes and drawers, 2 VELUX windows with blinds affording rural views, ceiling light, 4 power points.

Bedroom 2

With fitted carpet, radiator, 3 power points, uPVC double glazed window, exposed wooden beams and ceiling light.

Bedroom 3

With fitted carpet, radiator, exposed beams, uPVC double glaze window, access to insulated loft, 3 power points.

Bathroom

With wooden floor boards, radiator, uPVC double glaze window, Velux window with blind, roll top bath, hand wash basin with storage underneath, WC, shower cubicle with TRITON electric shower, extractor fan, 3 spot ceiling light.

Carport

Offering a great covered car parking space, open face workshop or play area.

Externally

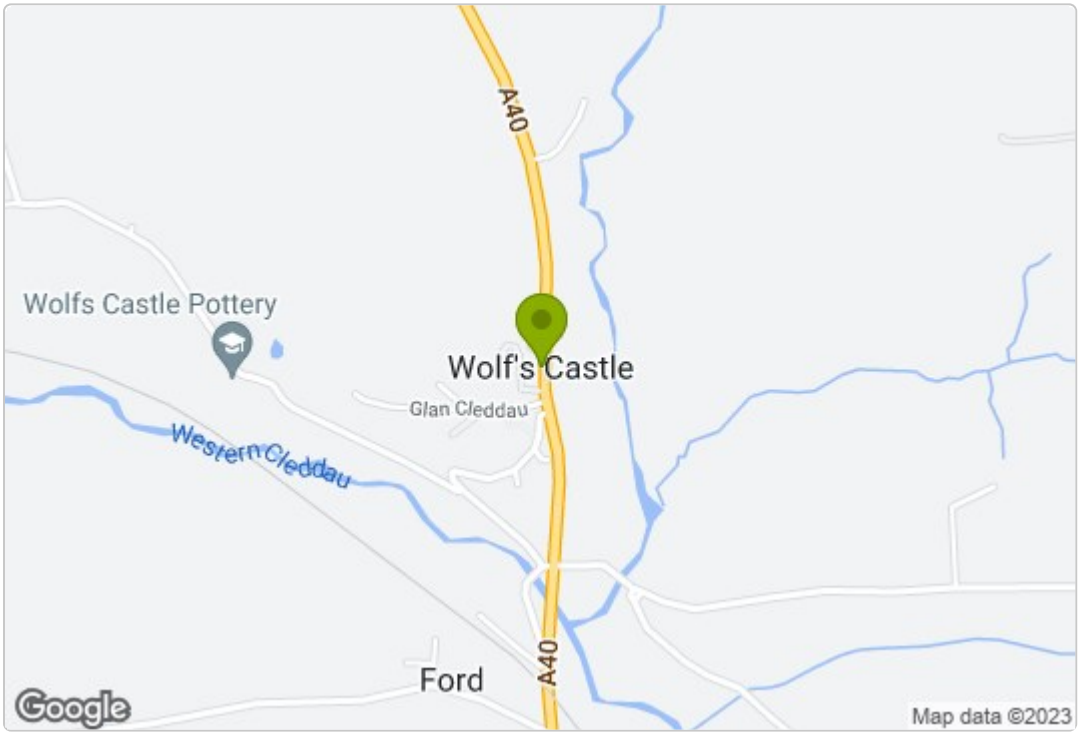
To the rear of the property stands a easy maintenance garden with chip patio areas and raised flower beds with affording rural views, outside water tap and 2 external lights. Garden shed with mains electrics, and 2 power point's, Binder Oil tank of 1174 litres, External grant oil burner roughly 5 years old. To the fore of the property lies off-road parking for at least three vehicles, with a range of flowering shrubs

General Remarks

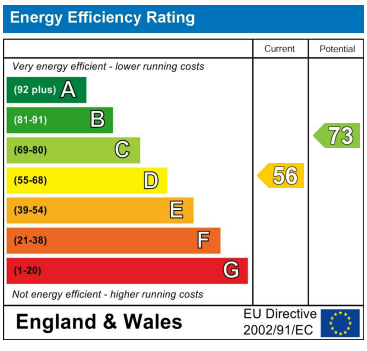
Pen Yr Allt, is a well established 3 bedroom semi detached cottage, of cavity concrete block construction, under a pitch slated roof with parking for at least 3 vehicles, In our opinion properties of this nature are very few and far between and very rarely are on the market, early inspection is advised.

Floor Plan

Area Map



Energy Efficiency Graph



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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