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CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS | AUCTIONEERS

Capel Glynymel, Glyn-y-Mel Road, Lower Town, Fishguard, Pembrokeshire, SA65 9LY

Price Guide £399,500

*An attractive Detached 2 storey Listed Grade II Period residence (formerly a Chapel).
*Deceptively spacious 2/3 Reception, 3 Bedroom and 2 Bath/Cloakroom accommodation.
*Oil Central Heating, partial Double Glazing and Loft Insulation.
*Good sized, easily maintained Front and Rear Ornamental Stone Gardens with Flowering Shrubs, Raised Beds, Roses, Cherry Trees, Slate and Paved Patio Areas.
*Ornamental Stone/Chipping hardstanding allowing for Off Road Vehicle Parking for 2/3 Vehicles.
*Ideally suited for Family, Holiday Letting, Retirement or for Investment purposes.
*Early inspection strongly advised. Realistic Price Guide.

Situation

Lower Fishguard is a popular Harbour Village which stands on the North Pembrokeshire Coastline within a half a mile or so of the Market Town of Fishguard.

Lower Fishguard has the benefit of a Public House and a Yachting and Boating Club. Lower Fishguard is renowned as being the location for various films and television programmes. Most recently “Halen yn y gwaed” (Salt in the blood) a Welsh language TV programme but more famously in the film version of “Under Milk Wood” starring Richard Burton.

Lower Fishguard Harbour provides excellent boating and mooring facilities and The River Gwaun, being close by, provides good Salmon, Sea Trout (Sewin) and Trout fishing.

The Market Town of Fishguard is within easy walking distance and 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, Take-Aways, Cafes, a Post Office, Library, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The twin town of Goodwick is within a mile and a half or so of the Property and Fishguard Harbour, being close by, provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The beach at The Parrog is within a mile and a quarter or so and also close by are the other well known sandy beaches and coves at Aberbach, Pwllgwaelod, Cwm-yr-Eglwys, Aberfforest, Aber Rhigian, Cwm, Newport Sands, Pwllcrochan, Abermawr, Abercastle, Aberfelin and Porthgain.

The County and Market Town of Haverfordwest is some 15 miles or so south and has the benefit of 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 from Fishguard 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.

Glyn-y-Mel Road is a residential area which is situated off the Main A487 Fishguard to Cardigan road. Capel Glyn y Mel is situated within 200 yards or so of the Main A487 Fishguard to Cardigan Road and is within 400 yards or so of the Quay and Lower Fishguard Harbour.

Directions

From the Offices of Messrs J. J. Morris at 21 West Street, turn right and bear left up to Market Square. Take the first turning on the left into Main Street and continue on this road for a few hundred yards and proceed down the hill into Lower Town. Proceed over the bridge and a 100 yards or so further on, take the turning on the right into Glyn-y-Mel Road. Continue on this road for a 200 yards or so and Capel Glynymel is situated on the right hand side of the road. A 'For Sale' board is erected on site.

Description

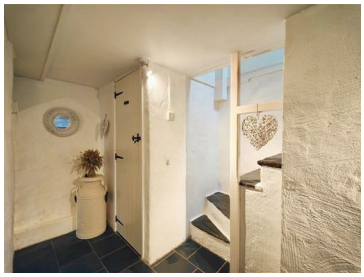
Capel Glynymel comprises a Detached 2 storey Listed Grade II Period Residence (former Chapel) of solid stone construction with natural stone faced elevations under a pitched composition slate roof. Accommodation is as follows:-

Oak Carved Gothic Door to:-

Sitting Room

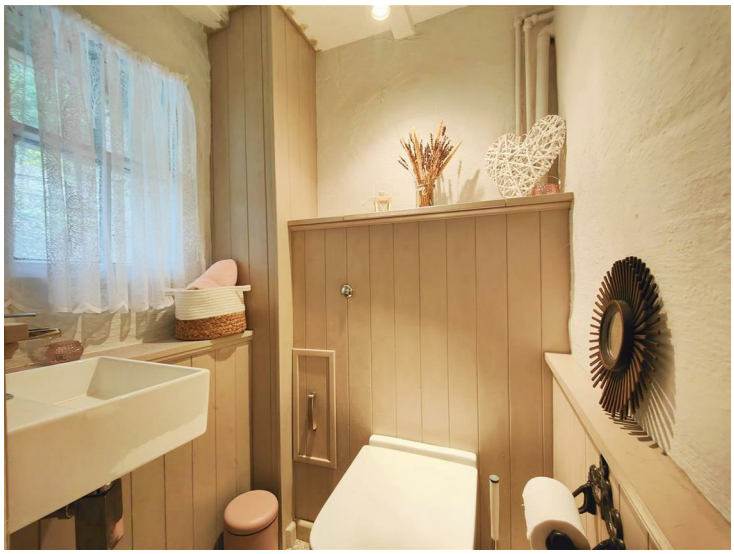
24'9" x 13'0" (7.54m x 3.96m)
With fitted carpet, 2 double panelled radiators, 2 single glazed 9 pane gothic windows to fore, double glazed gable window, whitened stone and tiled fireplace housing a woodburning stove on a slate hearth, 2 no 3 ceiling spotlights, fitted bookshelves, 8 power points, cloaks/storage cupboard with telephone point and power point and opening to an:-

Inner Hall



With a slate tile floor, telephone point, 2 ceiling spotlights, slate staircase to First Floor, 15 pane glazed door to Kitchen/Breakfast Room, steps down and door to Dining Room and door to:-

Cloakroom

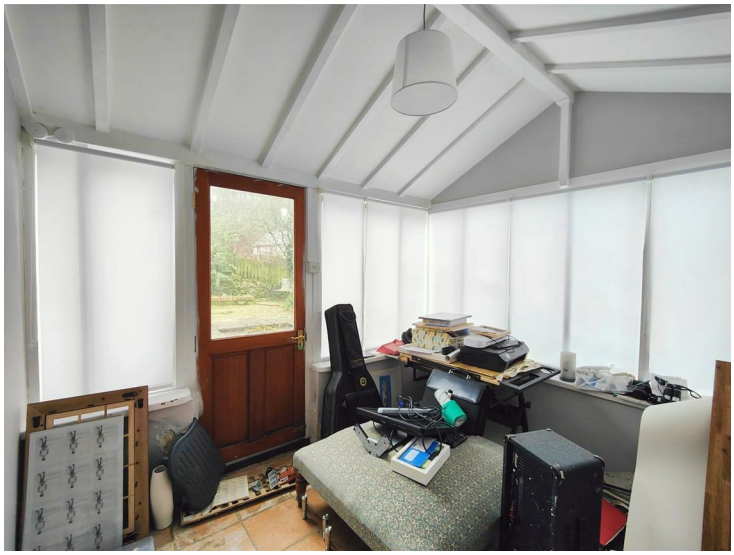


With tiled floor, suite of Wash Hand Basin and WC, single glazed window, open beam ceiling, ceiling light and painted tongue and groove clad walls.

Dining Room

19'7" x 10'9" (5.97m x 3.28m)
With painted pine floorboards, 2 double panelled radiators and a single panelled radiator, exposed beams, 2 ceiling lights, 2 double glazed windows, Velux window and glazed double doors to:-

Garden Room



9'3" x 8'9" (2.82m x 2.67m)
With double glazed window with roller blind, double glazed door to rear garden, terracotta tiled floor and a ceiling light.

Kitchen/Breakfast Room

14'5" x 13'9" (4.39m x 4.19m)
With a quarry tiled and slate floor, Belfast sink with mixer tap, range of fitted floor cupboards with Oak worktops, open beam ceiling, 6 downlighters, built in Hotpoint eye level Double Oven, Hotpoint 4 ring Ceramic Hob, part tile surround, 2 cooker boxes, 8 power points, Peninsular Breakfast Bar with cupboards below, wiring for Satellite TV, built in dishwasher and a 15 pane glazed door to:-

Conservatory

13'4" x 8'0" (4.06m x 2.44m)
With quarry tile floor, Worcester Danesmoor 12/14 freestanding Oil Boiler (heating domestic hot water and firing central heating), natural stone walls, electric light and door to rear Slate Patio.

First Floor

Landing

With fitted carpet, Velux window, double panelled radiator and electricity consumer unit cupboard.

Bedroom 3

13'1" x 8'8" (3.99m x 2.64m)
With fitted carpet, Velux window with blind, whitened natural stone walls, 3 ceiling spotlight, fitted Airing/Storage Cupboard housing a pre lagged copper hot water cylinder and immersion heater, Honeywell central heating timeswitch and 2 power points.

Shower Room

10'8" x 7'9" maximum (3.25m x 2.36m maximum)
With a laminate wood floor, Velux window, white suite of Wash Hand Basin in a slate vanity surround, WC and a tiled Shower Cubicle with a thermostatic shower, shower curtain and rail, ceiling spotlight and downlighter, oak shelf, towel rail and radiator.

Inner Landing

With fitted carpet, downlighter and access to an Insulated Loft.

Bedroom 1

15'0" x 13'3" maximum (4.57m x 4.04m maximum)
With fitted carpet, radiator, 3 ceiling spotlight, single glazed 6 pane gothic window to fore, half glazed 6 pane door to an external wooden and stone staircase which leads to the rear garden, single panel radiator and 6 power points.

Bedroom 2

12'11" x 8'11" 2'8" x 2'0" (3.94m x 2.72m 0.81m x 0.61m)
(plus alcove recess with shelves 2'8" x 2'0" (0.82m x 0.61m)
With fitted carpet, double panelled radiator, single glazed 6 pane gothic window to fore, double glazed gable window, exposed beam, ceiling light, 2 power points and a built in storage cupboard above the door.

Externally

Directly to the fore of the Property is a sheltered and sunken south facing Ornamental Stone Garden with Flowering Shrubs, raised Rose Beds, Hydrangeas, Cherry Trees, Paved Patio and a slate and brick Patio/Sitting Area. There is a also a:-

Garden Shed

12'0" x 9'0" (3.66m x 2.74m)
Of timber construction with a pitched composition slate roof.

To the side and south of the Dwelling House is a Ornamental Stone Garden together with a:-

Greenhouse

8'6" x 6'6" approx (2.59m x 1.98m approx)
And a:-

Log Store

To the rear of the Property is a private enclosed Ornamental Stone Garden with a Fish Pond, Flowering Shrubs, Roses and a Raised Slate Paved Patio adjacent to the Conservatory which is bounded by a high stone wall. There is also a:-

Lean to Shed

Which houses the Oil Tank.

2 Outside Electric Lights.

Services

Mains Water, Electricity and Drainage are connected. Oil Central Heating. Partial Double Glazing. Front Elevation Gothic Windows are Single Glazed. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

Listed Building

Capel Glyn y Mel is a Listed Grade II building.

Remarks

Capel Glynymel is an attractive Detached Period Residence (formerly a Chapel) which has many attractive character features and being ideally suited for Family, Holiday Letting, Retirement or for Investment purposes. The Property is in good decorative order throughout and has the benefit of Oil Central Heating, partial Double Glazing and Loft Insulation. In addition, it has Off Road Parking for 2/3 Vehicles as well as good sized, easily maintained Ornamental Stone Gardens with Paved and Slate Patio Areas, Flowering Shrubs, Young Trees, a Garden Shed and a Greenhouse. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

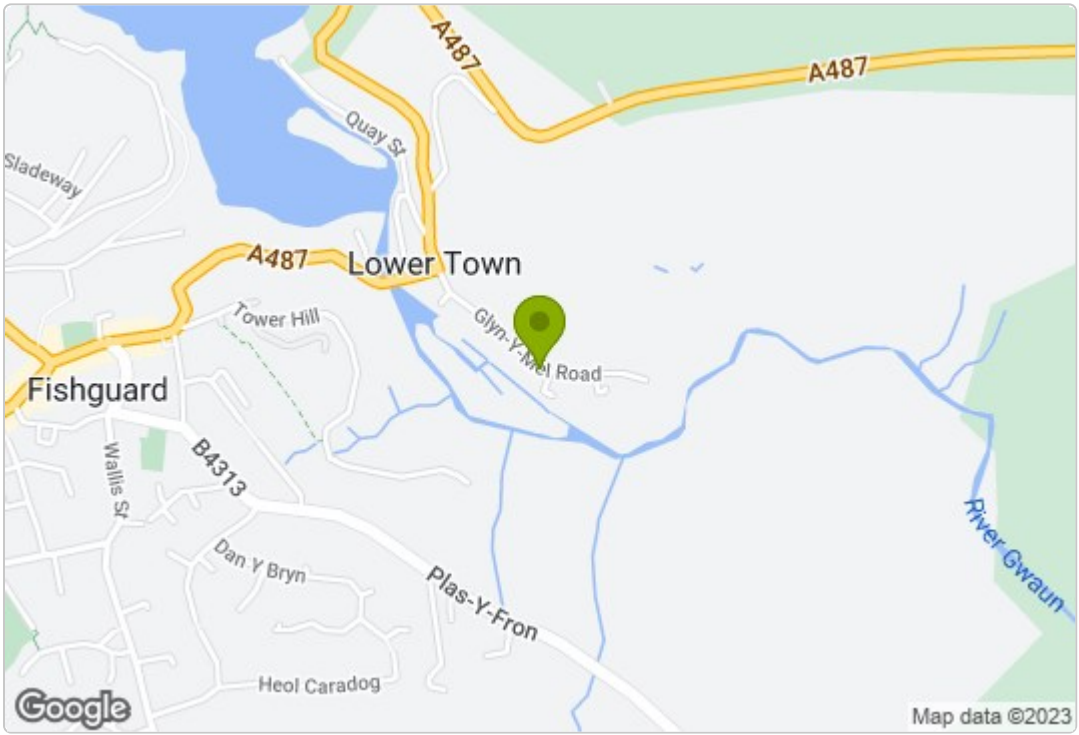
Floor Plan

Ground Floor

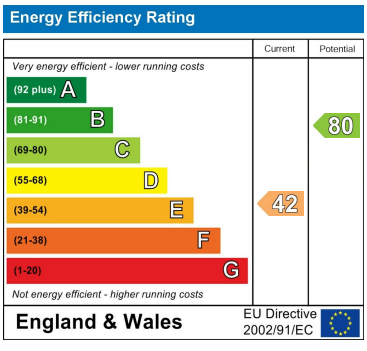
First Floor

This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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