



10 Glyn-y-Mel Road,, Lower Town, Fishguard, SA65 9LY

Price Guide £299,500

- * An attractive, well appointed Semi Detached 2 storey Cottage Residence.
- * Deceptively spacious 2 Reception, Kitchen, 3 Bedroom and 2 Shower Room accommodation.
- * Oil Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation.
- * Delightful, easily maintained Patio Garden with Ornamental Stone areas, Paved Patios, Flowering Shrubs, a Conifer Tree, Roses and Flower Beds.
- * Rear Pedestrian Access. Integral Garage.
- * Ideally suited for Family, Retirement, Holiday Letting 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. 10 Glyn y Mel is situated within a 100 yards or so of the Main A487 Fishguard to Cardigan Road and is within 250 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 100 yards or so and turn right into a hammer head and 10 Glyn-y-Mel is the Property on the right, prior to the Arch. A 'For Sale' board is erected on site.

DESCRIPTION

10 Glyn-y-Mel Road comprises a Semi Detached 2 storey Cottage Residence of solid stone and cavity concrete block construction with rendered and coloured roughcast elevations and part timber clad elevations under a pitched composition slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Sitting Room



14'1" x 13'10" (4.29m x 4.22m)

With fitted carpet, uPVC double glazed window, 2 double panelled radiators, Fireplace housing a L.P. Gas Stove on a Slate hearth, central heating thermostat control, ceiling light, coloured natural stone wall, TV point, 6 power points and door opening to:-

Dining Room



15'5" x 8'10" (4.70m x 2.69m)

With fitted carpet, double panelled radiators, ceiling light, staircase to First Floor, small understairs Storage Cupboard, wall/bookshelves, telephone point, 6 power points, glazed double doors to Rear Hall and door opening to:-

Kitchen



16'3" x 9'0" (4.95m x 2.74m)

With vinyl floor covering, range of floor and wall cupboards, inset single drainer one and a half bowl Porcelain sink unit with mixer tap, Everhot freestanding Cast Iron Electric Cooker Range with glass splashback and an AEG Cooker Hood, plumbing for dishwasher and washing machine, 2 uPVC double glazed windows with roller blinds, built in refrigerator, 6 downlighters, fitted shelves, 12 power points, Honeywell Central Heating Timeswitch, TV point, double panelled radiator, door to Separate WC and an opening with step down to:-

Breakfast Area



9'9" x 6'0" (2.97m x 1.83m)

With vinyl floor covering, uPVC double glazed French doors to rear Garden, fitted bookshelves, 2 downlighters, ceiling light over Dining Table, double panelled radiator, TV point, 2 power points and door to:-

Store/Cloakroom/Office

10'3" x 5'3" (3.12m x 1.60m)

With fitted carpet, Skylight, 2 downlighters, fitted floor and wall cupboards, wall shelves, coat hooks, radiator and 4 power points.

Separate WC

4'5" x 3'3" (1.35m x 0.99m)

With vinyl floor covering, uPVC double glazed window with venetian blinds, suite of Wash Hand Basin and WC, extractor fan, ceiling light, toilet roll holder, tiled splashback and towel rail.

Rear Hall



With fitted carpet concealing a quarry tile floor, uPVC double glazed door to rear Garden, double panelled radiator, Velux window, uPVC double glazed window with vertical blinds, staircase to First Floor, 2 wall lights, downlighter and display shelf over stairs, 2 wall lights and door to Integral Garage.

First Floor

(Accessed via a Staircase from Rear Hall).

Bedroom 1



15'4" x 10'7" (4.67m x 3.23m)

(maximum). With fitted carpet, double panelled radiator, 2 uPVC double glazed windows with vertical blinds, ceiling light, Mains Smoke Detector, 10 power points, ceiling light and wall light, pullswitch, access to an Insulated Loft and door to:-

En Suite Shower Room



7'0" x 3'2" (2.13m x 0.97m)

With vinyl floor covering, white suite of WC, Wash Hand Basin in a vanity surround and a Glazed and Aquaboard clad Shower with a Mira Go Electric Shower, tiled splashback, downlighter/extractor fan over Shower, glass shelf, illuminated wall mirror, wall light and a dual fuel heated towel rail/radiator.

A staircase from the Dining Room gives access to the:-

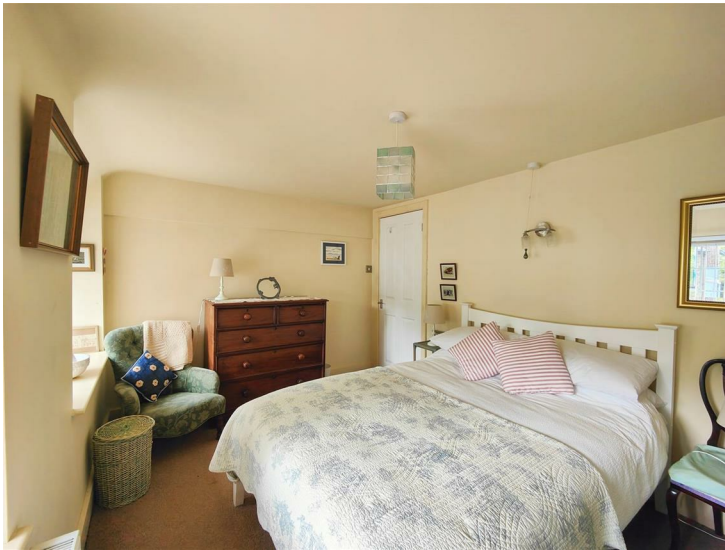
First Floor

Landing (split level)

8'4" x 3'6" (2.54m x 1.07m)

With fitted carpet, access to Insulated Loft, mains smoke detector, downlighter, Sun Tube and doors to Shower Room, Bedroom 3 and:-

Bedroom 2 (Front)



11'9" x 9'0" (3.58m x 2.74m)

With fitted carpet, 2 uPVC double glazed windows with vertical blinds, ceiling light, double panelled radiator, fitted wardrobes with shelves along one wall, telephone point, TV point, ceiling light and 6 power points.

Bedroom 3 (Rear)



12'0" x 9'10" (3.66m x 3.00m)

With fitted carpet, 2 uPVC double glazed windows with vertical blinds, double panelled radiator, alcove with shelves, wall shelves, ceiling light, 6 power points and an Airing Cupboard with shelves, strip light and a pre-lagged copper hot water cylinder and immersion heater.

Shower Room



10'5" x 4'0" (3.18m x 1.22m)

With vinyl floor covering, white suite of WC, Wash Hand Basin, Bidet and a Glazed and Aquaboard Shower with a Thermostatic Shower, chrome heated towel rail/radiator, toilet roll holder, tiled splashback, illuminated wall mirror, Sun Tube, 3 downlighters and a wall mirror.

Externally

Adjoining the Property is an:-

Integral Garage

15'4" x 10'4" (4.67m x 3.15m)

With a metal up and over door, uPVC double glazed window, electricity consumer unit, 2 ceiling lights, 4 power points and door to Rear Hall.

To the rear of the Property is a private, easily maintained

Patio Garden with Paved Patios, Ornamental Stone areas, Flowering Shrubs, a Conifer Tree, Roses, Hydrangeas, a Bay Tree and Flower Beds. There is a pedestrian gate access onto Glyn-y-Mel Road and the Garden is bounded by a stone wall. In addition, there is an Oil Tank as well as an external Oil Boiler (heating domestic hot water and firing central heating).

2 Outside Electric Lights. Outside Water Tap. 2 Outside Power Points.

SERVICES

Mains Water (metered supply), Electricity and Drainage are connected. Oil fired Central Heating. uPVC Double Glazing. L.P. Gas Stove in Sitting Room. Loft Insulation. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

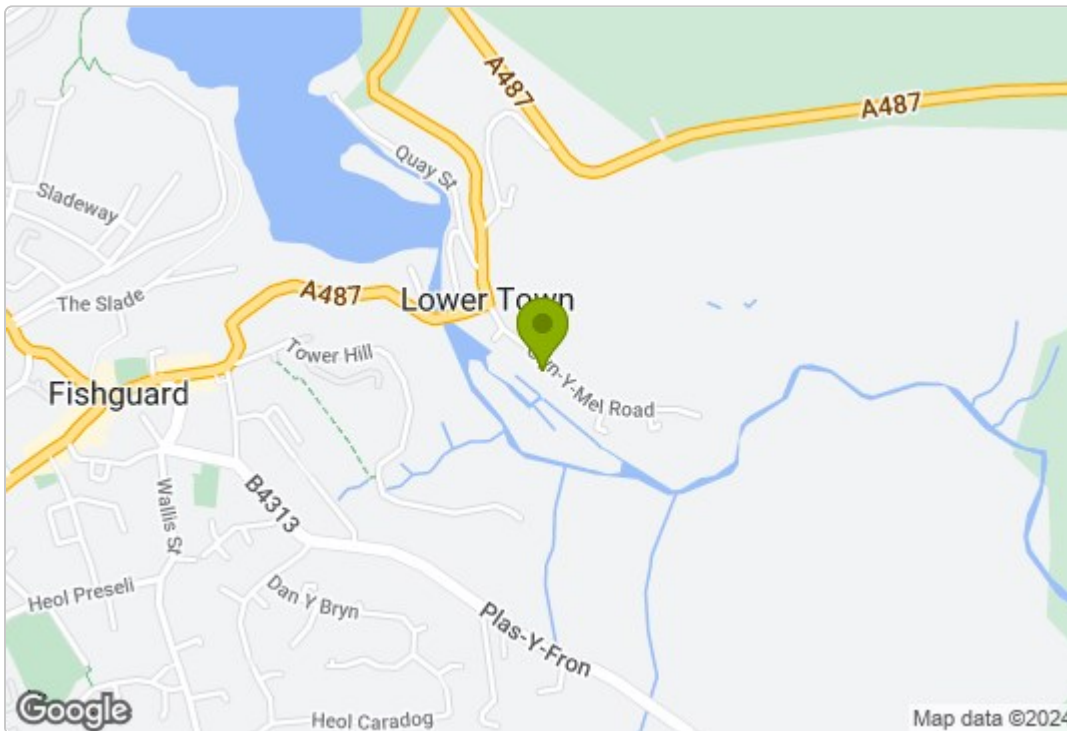
10 Glyn-y-Mel Road is a comfortable, well appointed Semi Detached 2 storey Cottage which stands in this popular Harbour Village and being ideally suited for Family, Retirement, Holiday Letting or for Investment purposes. The Property is in excellent decorative order throughout and has deceptively spacious 2 Reception, Kitchen, a Separate WC, Office/Store Room, 3 Bedrooms and 2 Shower Room accommodation. In addition, it has an Integral Garage as well as a delightful rear private Patio Garden. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

Floor Plan



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

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