



Plot 2 Bryngwyn, Bryn Y Mor Lane, Fishguard, Pembrokeshire, SA65 9DL

Price Guide £425,000

- * An attractive Detached single storey Bungalow Residence.
- * 1/2 Rec' Rooms, Kitchen, Utility Room, 3 Bedrooms (One En Suite) and 2 Bath/Shower Room Accommodation.
- * Central Heating via an Air Source Heat Pump, uPVC Double Glazing, Cavity Wall, Floor and Loft Insulation.
- * Spacious Garage 6.75m x 4.5m approx of cavity concrete block construction with a 2.75m wide x 2.10m high Garage door together with a large Block Pavior Patio/Hardstanding area to the fore for Vehicle Parking and Turning Space.
 - * Good sized rear Lawned Garden.
 - * NHBC Building Certificate.
 - * Ideally suited for Family or Retirement purposes.
 - * Early inspection strongly advised. Realistic Price Guide.

SITUATION

Fishguard is a popular Market Town which stands on the North Pembrokeshire Coastline some 15 miles or so North of the County and Market Town of Haverfordwest. Fishguard 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, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarket and a Leisure Centre.

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

The Pembrokeshire Coastline at The Parrog is within three quarters of a mile or so of the Property and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm yr Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

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 Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Plot 2 Bryngwyn stands in a private location and is within a 100 yards or so of the Council Road at Windy Hall. The Property is situated within half a mile or so of Fishguard Town Shopping Centre and Market Square.

DIRECTIONS

From the Offices at J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for 700 yards or so and upon reaching Windy Hall, turn left into Bryn-y-Mor Lane towards Gwaun Vets. Continue on this road for a 100 yards or so and take the turning on the left into Bryngwyn i.e. the last but one turning. A "For Sale" Board is erected at the entrance. A 40 yard tarmacadamed drive will lead into Plot 2 Bryngwyn.

DESCRIPTION

Plot 2 comprises of a Detached single storey Bungalow Residence of cavity concrete block construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

Composite Double Glazed Entrance Door to:-

Hall

With an engineered Oak floor with underfloor heating, ceiling light, 2 power points, Store Cupboard, built in Cloaks Cupboard and doors to Bedrooms, Bathroom and:-

Sitting/Dining Room

With an engineered Oak floor with underfloor heating, 8 power points, uPVC double glazed window, uPVC double glazed Patio/French doors to rear Garden, TV point and opening to:-

Kitchen

With ceramic tile floor with underfloor heating, uPVC double glazed window, ceiling light, range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, built in Electric Single Oven/Grill, 4 ring Electric Cooker Hob, Cooker Hood (externally vented), built in dishwasher, built in refrigerator, 6 power points and door to:-

Utility Room

With ceramic tile floor with underfloor heating, ceiling light, ample power points, uPVC double glazed door to exterior, built in Storage Cupboard, stainless steel sink with mixer tap, plumbing for washing machine and space for a tumble drier.

Bedroom 1

With underfloor heating, ceiling light, built in double wardrobe, 4 power points, TV point, uPVC double glazed window and door to:-

En Suite Shower Room

With ceramic tile floor with underfloor heating, suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with Aquaboard/Tiled walls and a Thermostatic Shower, 2 downlighters, extractor fan and a shaver light/point.

Bedroom 2 (rear)

With underfloor heating, 4 power points, TV point, uPVC double glazed window and ceiling light.

Bedroom 3 (front)

With uPVC double glazed window, ceiling light, underfloor heating, 4 power points and TV point.

Externally

Adjacent to the south eastern boundary of the Property is a:-

Detached Garage

22'1" x 14'9" approx (6.75m x 4.5m approx)

Of cavity concrete block construction with rendered and coloured elevations under a pitched composition slate roof. It has a 2.75m wide x 2.10m high Garage door, uPVC double glazed pedestrian door, uPVC double glazed window, 2 ceiling lights and 2 power points.

A Tarmacadamed/Block Pavior drive leads into the

Property to a Tarmacadamed and/or Block Pavior Patio/Hardstanding area to the fore which allows for ample Vehicle Parking and Turning Space and gives access to the Garage. There is a Paved/Concrete Path surround to the Bungalow and to the rear is a sizeable triangular shaped Lawned Garden.

2 Outside Electric Lights and an Outside Water Tap.

SERVICES

Mains Water (metered supply), Electricity and Drainage are connected. Underfloor Heating via an Air Source Heat Pump. uPVC Double Glazed Windows and Rear Entrance Door and a Composite Double Glazed Front Entrance Doors. Cavity Wall, Floor and Loft Insulation. Photovoltaic Panels on rear elevation roof. Sprinkler system.

TENURE

Freehold with Vacant Possession upon Completion.

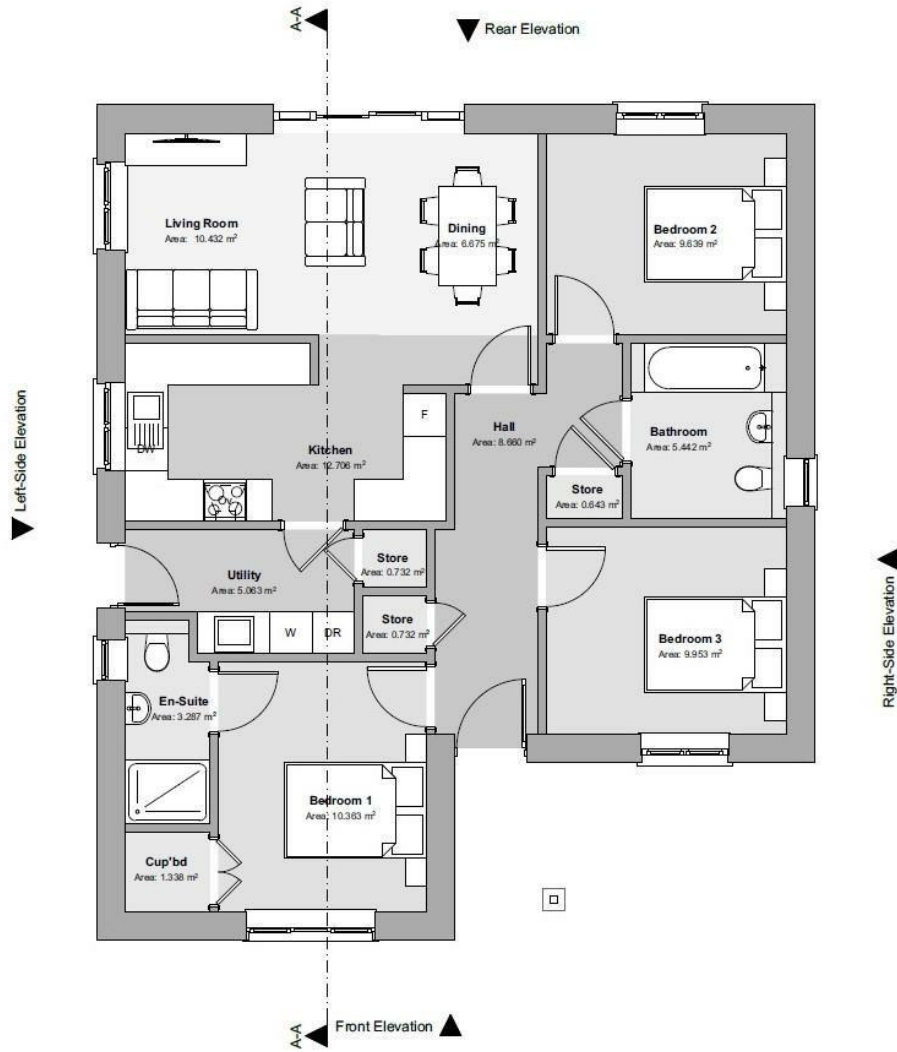
CERTIFICATES

2 Bryngwyn will have the benefit of a 10 Year NHBC Building Certificate.

REMARKS

2 Bryngwyn is an attractive Detached Single storied Bungalow Residence which is in the course of construction. The Property will be built to a high standard of workmanship by Ian Fletcher of Fletcher & Son Ltd (Award Winning Builders) who developed the Properties at Windy Hall (within a hundred yards or so of Bryngwyn). The Property will have the benefit of comfortable, well appointed accommodation benefiting a Hall, Sitting/Dining Room, Kitchen, Utility Room, Master Bedroom with En Suite Shower Room, a further 2 Bedrooms and a Bathroom. In addition, it will have a spacious Detached Garage together with ample Vehicle Parking and Turning Space to the fore and a sizeable triangular shaped Lawned Garden at the rear. It will be ideally suited for Family or Retirement purposes and is offered "For Sale" with a realistic Price Guide. Early inspection of the Site/Property is strongly advised.

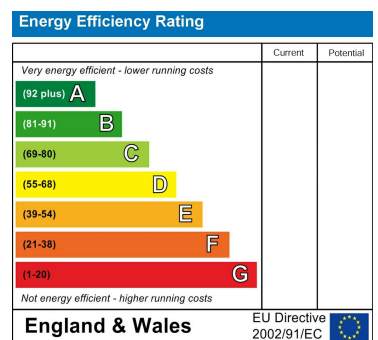
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - TBC

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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