



3 The Terrace, Rosebush, Clynderwen, Pembrokeshire, SA66 7QX

**Price Guide £225,000**

\*A deceptively spacious Terraced 2 storey Dwelling House.

\*Comfortable, 2 Reception, Kitchen Breakfast, Utility/Shower, 4 Bedrooms and Bathroom accommodation.

\*Oil Central Heating, Double Glazing and Loft Insulation.

\*Good sized Garage 17'3" x 10'0", Coal Shed, Store Shed and Outside WC.

\*Rear Paved and Timber Decked Patios and a good sized gently sloping Vegetable Garden.

\*Option to purchase adjacent Garden Plot 150'0" x 20'0" approx with access off a Rear Service Lane.

\*Ideally suited for Family, Retirement, Holiday Letting or for Investment purposes.

\*Early inspection strongly advised. Realistic Price Guide.

## Situation

Rosebush is a rural village which is situated some 9 miles or so south east of the Market Town of Fishguard and some 12 miles or so north east of the County and Market Town of Haverfordwest.

Rosebush benefits from a Public House, a Caravan Park with a Licensed Club House and a Cheese Farm.

The larger village of Maenclochog is within a mile or so and has the benefit of a Primary School, Public House, a Church, 2 Chapels, 2 Petrol Filling Stations, a General Store/Post Office, Café and a Community/Village Hall.

Fishguard being close by, benefits from 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, Take-Away's, a Post Office, Library, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The County and Market Town of Haverfordwest is within easy car driving distance and benefits an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, a Post Office, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, a Library, Supermarkets, a Leisure Centre, Petrol Filling Stations, a Further Education College, The County Council Offices and The County Hospital at Withybush.

The North Pembrokeshire Coastline at The Parrog, Goodwick is within 10 miles 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, The Parrog Newport, Newport Sands, Ceibwr and Poppit Sands.

The Preseli Hills border the village of Rosebush and provide excellent walking, rambling, pony trekking and hacking facilities.

3 The Terrace is situated within 50 yards or so of the centre of the village and it's amenities.

## Directions

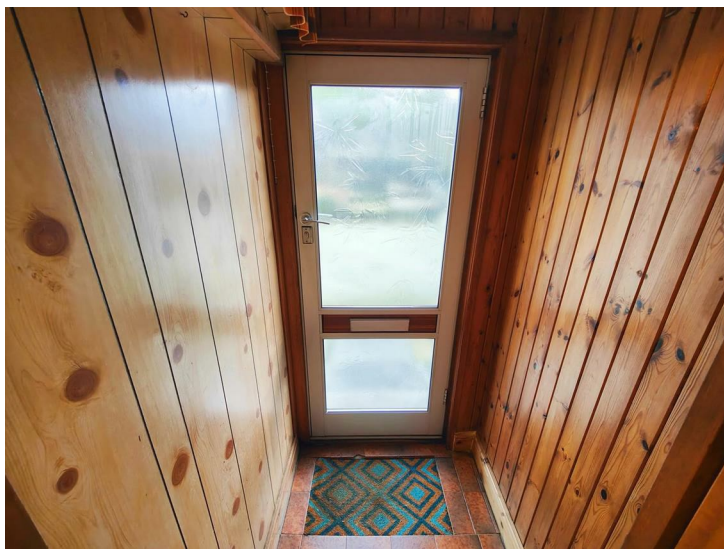
From Fishguard take the B4313 road south east for some 8 miles and upon reaching the crossroads at New Inn with the B4329 Cardigan to Haverfordwest road, proceed straight across, signposted to Maenclochog. Continue on this road for in excess of half a mile and in the village of Rosebush take the first turning on the left. Continue on this road for a quarter of a mile (with the Caravan Park on your left) and proceed to the centre of the village and at the 'T' junction, turn left. Continue on this road for 85 yards or so and 3 The Terrace is situated on the left hand side of the road. A 'For Sale' board is erected on site.

## Description

3 The Terrace comprises a Terraced 2 storey Dwelling House of solid stone and cavity concrete block construction with rendered and coloured front elevation and rendered and whitened rear elevations under a pitched composition slate and flat fibreglass roof. Accommodation is as follows:-

### Aluminium Double Glazed Entrance Door to:-

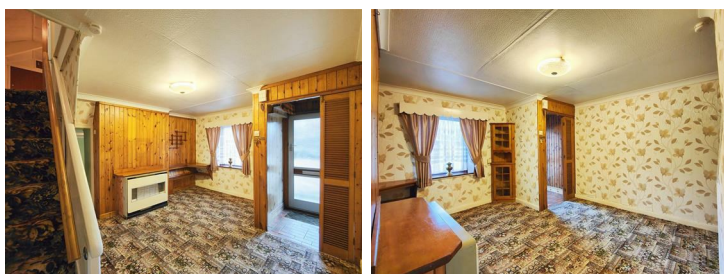
#### Hall



4'0" x 3'6" (1.22m x 1.07m )

With a ceramic tile floor, pine clad walls, electricity meter and fuse box and folding Louvre doors to:-

#### Dining Room



14'5" x 11'11" maximum (4.39m x 3.63m maximum )

With fitted carpet, aluminium double glazed window, single glazed window to Rear Porch, pine tongue and groove clad walls, coved ceiling, concealed (by fire front) Boulter freestanding Oil Boiler (heating domestic hot water and firing central heating), Honeywell central heating timeswitch, circular ceiling strip light, telephone point, power points, staircase to First Floor, doors to Inner Hall and:-

## Sitting Room



14'6" x 12'6" (4.42m x 3.81m)

With fitted carpet, radiator, 2 aluminium double glazed windows, alcove with shelves, tiled open fireplace with back boiler (heating domestic hot water), wall shelves, TV aerial cable, wiring for Satellite TV, coved ceiling, ceiling light and 2 power points.

## Inner Hall

With ceramic tile floor, understairs cupboard and step down to:-

## Kitchen/Breakfast Room



21'11" x 15'8" (6.68m x 4.78m)

('L' shaped maximum) With door to Side Entrance Porch, part carpeted floor and a mainly ceramic tile floor, range of pine fronted floor and wall cupboards, fitted pine display dresser, ceiling strip light and 2 wall lights, pine tongue and groove clad wall, fitted 'L' shaped bench seat, 2 single panelled radiators, Hotpoint freestanding 4 ring Electric Cooker, Hotpoint Cooker Hood, coved ceiling, uPVC double glazed window to rear (affording delightful rural views), double drainer stainless steel sink unit with hot and cold, part tile surround, cooker box, 6 power points, TV aerial cable, fridge recess, aluminium double glazed door to Rear Porch and door to:-

## Shower/Utility Room



8'9" x 6'9" maximum (2.67m x 2.06m maximum)

With ceramic tile floor, uPVC double glazed window, suite of Saniflow WC, Wash Hand Basin and glazed and tiled Shower Cubicle with a Mira thermostatic shower, towel rail, ceiling light, coat hooks, wall mirror, glass shelf, 3 power points, part tile surround, fuse box and a built in safe.

## Rear Porch

5'3" x 3'10" (1.60m x 1.17m)

With ceramic tile floor, coat hooks, pine wall shelf and a half glazed door to Rear Garden.

## First Floor

### Landing (split level)



8'0" x 7'3" (2.44m x 2.21m)

With fitted carpet, fitted cupboard with shelves, ceiling light, 2 power points and doors to:-

### Bedroom 1 (Front)



14'4" x 11'8" (4.37m x 3.56m )

With fitted carpet, ceiling light, aluminium double glazed window, radiator, 2 power points, alcove with shelves and 2 fitted double wardrobes with a space for a central dressing table with mirror over.

### Bedroom 2 (Front)



14'5" x 8'7" (4.39m x 2.62m )

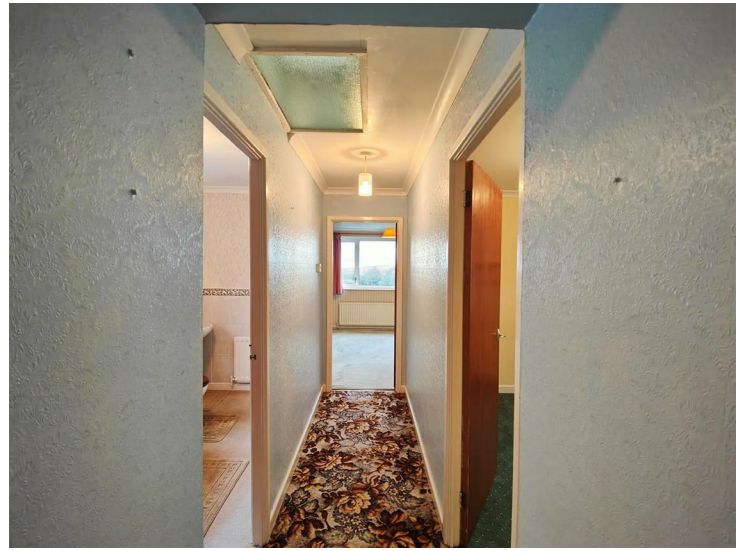
('L' shaped maximum). With fitted carpet, 2 double glazed windows (1 uPVC double glazed and 1 aluminium double glazed), ceiling light, pull switch and 2 power points.

### Walk in Airing Cupboard

7'6" x 2'6" (2.29m x 0.76m )

With fitted carpet, pre lagged copper hot water cylinder and immersion heater, cold water tank, wall light and alcove with shelves.

### Rear Landing



11'6" x 3'0" (3.51m x 0.91m )

With fitted carpet, ceiling light, skylight, doors to Bedrooms and:-

### Bathroom



9'10" x 5'0" (3.00m x 1.52m)

With white suite of panelled Bath, Wash Hand Basin and WC, uPVC double glazed window, radiator, mirror backed alcove, ceiling light, shaver light/point, wall shelf, toothbrush holder, wall mirror, coved ceiling and a part tile surround.

### Bedroom 3 (Rear)



15'11" x 11'11" (4.85m x 3.63m )

With fitted carpet, ceiling light, uPVC double glazed

window (affording delightful rural views), radiator, ceiling light and 3 power points.

#### Bedroom 4



9'10" x 7'4" (3.00m x 2.24m)

With fitted carpet, uPVC double glazed window, alcove with shelves, radiator, coved ceiling, built in wall cupboards, wall shelves and 1 power point.

#### Externally

Directly to the fore of the Property is a pathway which leads to other properties in the Terrace and beyond is a raised Garden Border with Paved areas, Flower and Shrub Beds and a 1150 Litre Carbery (bundled) Oil Tank.

Within 15 yards or so of the Property at the front is a:-

#### Garage



17'3" x 10'0" (5.26m x 3.05m)

of concrete block construction with a box profile roof. Adjoining is a:-

#### Coal Shed

8'8" x 7'2" (2.64m x 2.18m)

and a:-

#### Store Shed

8'0" x 7'2" (2.44m x 2.18m)

of concrete block, timber and corrugated iron construction with a box profile roof.

To the rear of the Property is a small Paved and Timber Decked Patio and beyond is a good sized gently sloping Vegetable Garden with Slate Paths. There is also an:-

#### Outside WC

5'0" x 4'0" (1.52m x 1.22m)

With electric wall light, cold water tap and wall shelves.

Outside Electric Light and an Outside Water Tap.

The boundaries of the Property are edged in red on the attached copy of the Land Registry Title Plan CYM179551 (Pan 1) to the Scale of 1/1250.

Available by separate negotiation is a Plot of Land which is situated to the north west of the Property and extends to 150' in length by 20' in width. It is in the main a grassed area which is accessed off a hardsurfaced road on the north western side of the Plot. The boundaries of the optional Plot of Land are shaded yellow on a copy of the Land Registry Plan Title Number CYM179552 (Plan 2) to the Scale of 1/1250. There is a Field Gate access to the Plot of Land at or around point 'A' on the Plan as well a Pedestrian Gate at or around point 'B' on the same Plan.

#### Services

Mains Water, Electricity and Drainage are connected. Oil Central Heating. Double Glazing (either Aluminium or uPVC double glazed). Loft Insulation. Telephone, subject to British Telecom Regulations. Wiring for Satellite TV.

#### Rights of Ways

A Pedestrian Access Right of Way exists in favour of 3 The Terrace between points 'X' and 'Y' on the Plan (Plan 1).

Vehicular and Pedestrian Access Rights of Ways exist in favour of the Plot of Land concerned off the Council Road at or around point 'D' on the Plan (Plan 2) and over a hardsurfaced road leading to points 'C', 'B' and 'A' on the same Plan.

#### Tenure

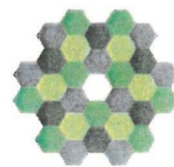
Freehold with Vacant Possession upon Completion.

#### Remarks

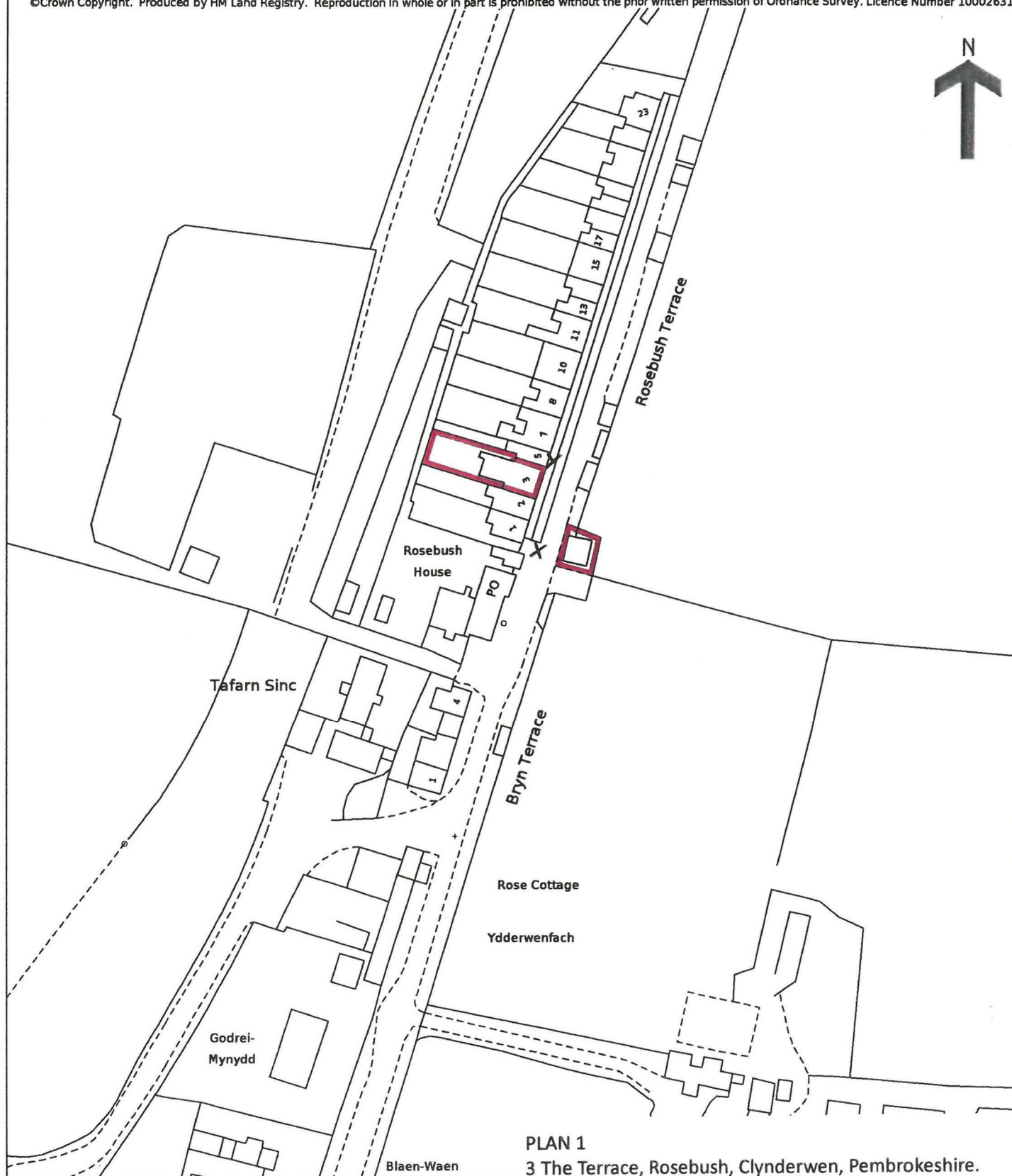
3 The Terrace is deceptively spacious 2 storey Dwelling House (formerly 2 cottages) which has been extended at the rear and benefitting from 2 Reception Rooms, a Kitchen/Breakfast Room, Utility/Shower Room, 4 Bedrooms and Bathroom accommodation. It has the benefit of Oil Central Heating, Loft Insulation and is either uPVC or Aluminium Double Glazed. In addition, it has the benefit of a good sized Garage together with a Coal Shed and Store Shed within 15 yards or so of the Property at the fore as well as a good sized rear Vegetable Garden with small Paved and Timber Decked Patios and a good sized gently sloping Vegetable Garden. Available by separate negotiation is a Plot of Land which measures 150' x 20' approx and which benefits from a rear Vehicular and Pedestrian access off the Service Lane. The Property is ideally suited for Family, Retirement, Holiday Letting or for Investment purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection is strongly advised.

HM Land Registry  
Official copy of  
title plan

Title number **CYM179551**  
Ordnance Survey map reference **SN0729NE**  
Scale **1:1250**  
Administrative area **Pembrokeshire / Sir Benfro**



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PLAN 1  
3 The Terrace, Rosebush, Clynderwen, Pembrokeshire.

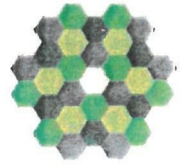
Plan Not to Scale.

Plan for Identification Purposes Only.

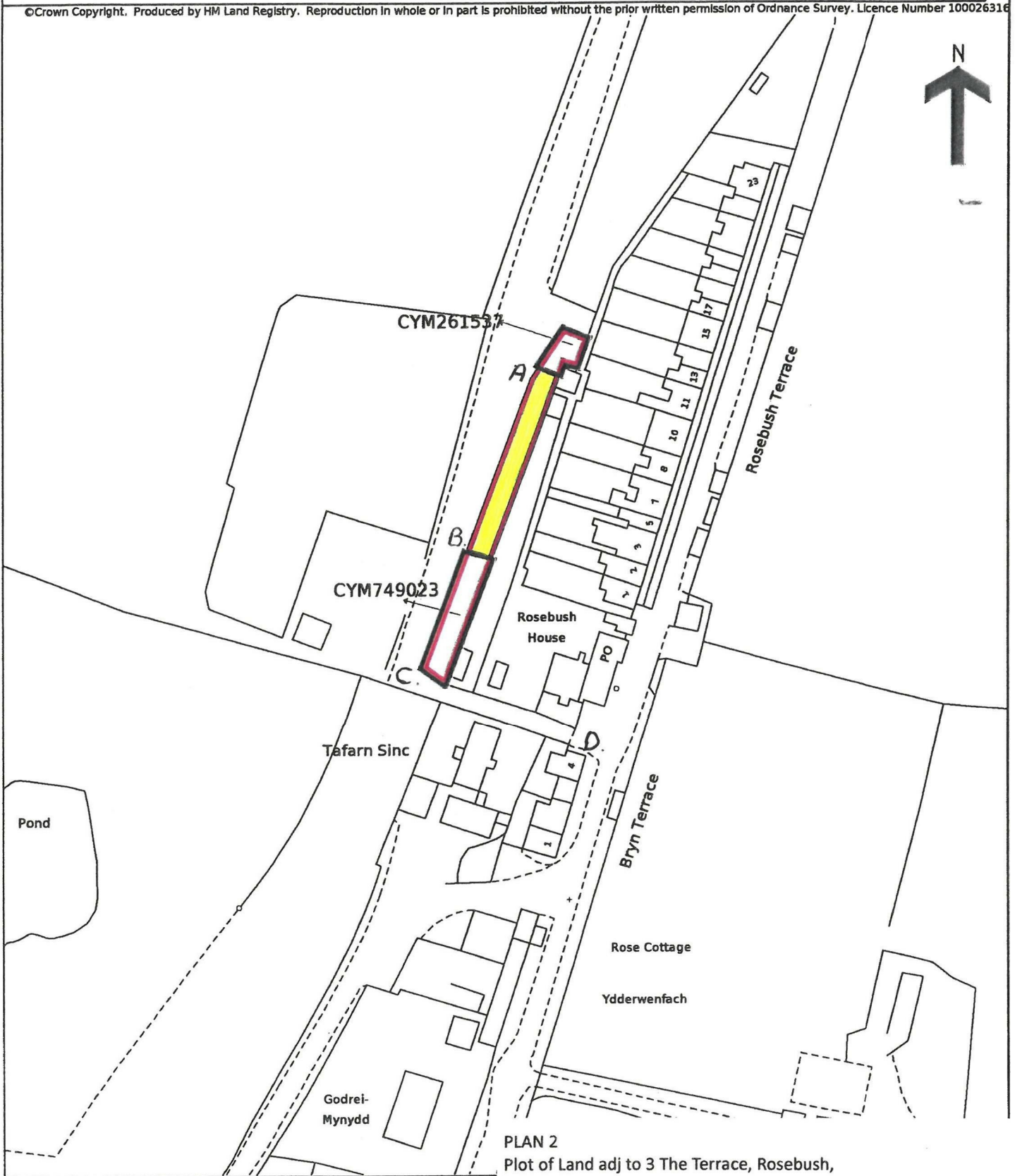
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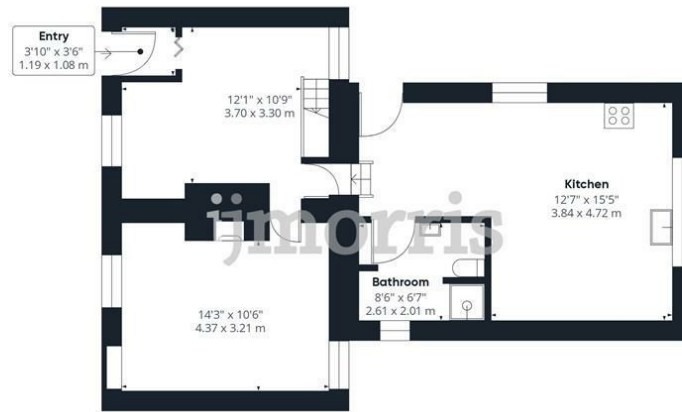
PLAN 2  
Plot of Land adj to 3 The Terrace, Rosebush,  
Clynderwen, Pembrokeshire.

**Plan Not to Scale.**

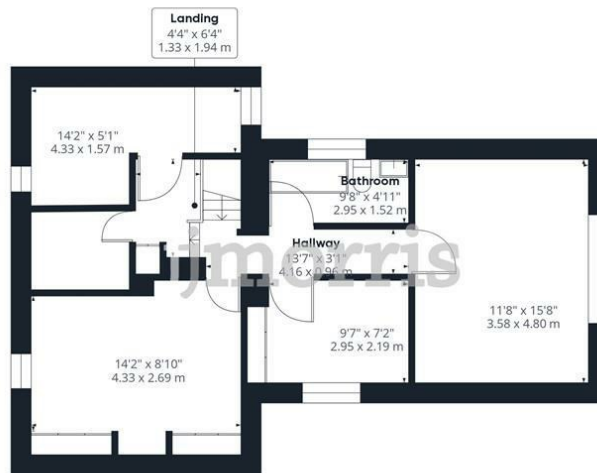
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## Floor Plan



Floor 1



Floor 2

## 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	

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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