



Maes-y-Cadno, Pen Y Bryn, Fishguard, Pembrokeshire, SA65 9BP

**Price Guide £395,000**

- \*An attractive, well appointed Detached 2 storey Dormer Bungalow Residence,
- \*Comfortable 3/4 Reception, Kitchen/Breakfast Room, Cloak/Bathroom and 4/5 Bedroom accommodation.
- \*Gas Central Heating, Double Glazing (Hardwood and uPVC) and Loft/Roof Insulation.
- \*Integral Workshop (formerly a Garage) and ample Off Road Vehicle Parking and Turning Space.
- \*Delightful, easily maintained Gardens and Grounds including Flower and Shrub Borders, raised Flower Beds and a rear Lawned Garden from where delightful Rural Views can be enjoyed.
- \*Ideally suited for Family or Retirement purposes.
- \*Early inspection strongly advised. Realistic Price Guide. EPC Rating B

## 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, Cafés, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, Library 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 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 which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Library, Petrol Filling Stations, Supermarkets, a Leisure Centre, The County Council Offices and The County Hospital at Withybus.

The Pembrokeshire Coastline at The Parrog is within 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, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

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.

Pen-y-Bryn is a popular residential area which is situated in an elevated part of Fishguard which is accessed off the main thoroughfare at West Street via Clive Road. Maes y Cadno is situated within 650 yards or so of Fishguard Town Shopping Centre and Market Square.

## Directions

From the Offices of Messrs J.J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for 250 yards or so and take the third turning on the left into Clive Road. Continue on this road for 100 yards or so and proceed up the hill into Penybryn and Maes y Cadno is the second Property on the left hand side of the road. A "For Sale" Board is erected on site.

## Description

Maes y Cadno comprises a Detached 2 storey Dormer Bungalow Residence of cavity concrete block and brick

construction with part brick faced and mainly rendered and coloured elevations under a pitched concrete tile roof. Accommodation is as follows:-

## Portico/Covered Porch

With wall light and a uPVC double glazed door to:-

## Reception Hall



With Oak floorboards, double panelled radiator, Hardwood staircase to First Floor, understairs Storage Cupboard, uPVC double glazed window, 2 ceiling lights, smoke detector (not tested), 4 power points, coat hooks and door to:-

## Sitting Room



18'2" x 16'0" (5.54m x 4.88m)

With Oak floorboards, hardwood double glazed window, double panelled radiator, coved ceiling, ceiling rose, Minster stone open fireplace with a Morso Squirrel multifuel stove, ceiling light and 2 wall uplighters, 2 TV points, telephone point, 10 power points, 2 modern electric radiators, plumbing for a conventional radiator and a hardwood double glazed patio door to:-

## Conservatory



14'6" x 9'10" (4.42m x 3.00m)  
uPVC Double Glazed with vertical Blinds, a limestone ceramic tile floor, wiring for 2 wall lights, 2 Fischer Electric Radiators, 8 power points and a uPVC double glazed patio door to rear garden.

## Study/Dining Room



9'5" x 8'7" (2.87m x 2.62m)  
With fitted carpet, ceiling light, hardwood double glazed window, double panelled radiator, telephone point and 6 power points.

## Cloak Room



With ceramic tile floor, fully tiled walls, suite of Wash Hand Basin and WC, Manrose extractor fan, wall mirror, glass shelf, towel ring, ceiling light and a bathroom cabinet.

## Kitchen/Breakfast Room



19'8" x 11'11" maximum (5.99m x 3.63m maximum)  
With a ceramic tile floor, newly Wren Kitchen with an inset one and a half bowl stainless steel sink unit with mixer tap which incorporates a Boiling Hot Water tap, built in Zanussi Single Oven/Grill with Air Fryer, built in CDA Microwave, built in CDA Dishwasher, Zanussi 4 ring Induction Hob, Cooker Hood, uPVC double glazed window to rear with blinds, 4 ceiling lights, uPVC double glazed French Doors to rear Garden, feature brick wall, electric cooker box, 10 power points, modern electric radiator and plumbing for a conventional radiator, wall shelves, open beam ceiling, TV point, smoke detector (not tested) and door to:-

## Utility Room



9'8" x 5'8" plus bay (2.95m x 1.73m plus bay)  
With ceramic tile floor, inset single drainer double bowl stainless steel sink unit with mixer tap, plumbing for washing machine, uPVC double glazed bay window, tiled splashback, ceiling light, 4 power points, Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), wall shelves, electricity consumer unit, half glazed door to rear garden and a pine door to:-

## Hobby/Work Room/Studio



11'8" x 11'2" (3.56m x 3.40m)  
(Formerly part of the Integral Garage) With vinyl floor covering concealing an engineered hardwood floor, uPVC double glazed window, strip light, radiator, 8 power points and an opening to a:-

## Workshop (formerly part of the Integral Garage)

12'0" x 7'0" approx (3.66m x 2.13m approx)  
With ceiling strip light, 2 power points, uPVC double glazed window and a uPVC double glazed pedestrian door to Front Garden.

## First Floor

## Landing



With fitted carpet, barrelled open beam ceiling, Velux window, smoke detector (not tested), ceiling light, wall light, double panelled radiator, 2 power points and access to an Insulated and mainly Boarded Loft.

## Bedroom 1



16'0" x 14'3" (4.88m x 4.34m)  
With fitted carpet, hardwood double glazed window (affording sea views), Velux window (affording rural views to Dinas Mountain), double panelled radiator, ceiling light, TV point, telephone point, painted pine tongue and groove clad wall with 2 alcoves with concealed lighting and cupboards below, TV point, telephone point and 8 power points.

## Bedroom 2



17'0" x 12'0" maximum (5.18m x 3.66m maximum )  
With fitted carpet, fitted Sharps wardrobes along one wall together with fitted bedside drawer units/cupboards in the Built in Cupboard, 2 Velux windows (affording sea views), uPVC double glazed window, telephone point, TV point, ceiling light and 4 power points.

## Bedroom 3



9'10" x 7'6" approx (3.00m x 2.29m approx)  
With fitted carpet, hardwood double glazed window (affording rural views to Dinas Mountain), double panelled radiator, 4 ceiling spotlight, fitted wardrobe/clothes closet with shelves and 4 power points.

## Bedroom 4/Walk in Wardrobe



9'6" x 7'8" (2.90m x 2.34m )  
With fitted carpet, hardwood double glazed window (affording rural views to Dinas Mountain), double panelled radiator, 4 ceiling spotlight and 4 power points.

## Bathroom



9'4" x 8'1" (2.84m x 2.46m)  
With a laminate Oak floor, suite of panelled Bath, Wash Hand Basin and WC, glazed and tiled Shower Cubicle with a Triton Ivory 4 electric shower, fully tiled walls, uPVC double glazed window with roller blind, ceiling light, towel ring, towel rail, shaver light/point, extractor fan, double panelled radiator, toilet roll holder and an illuminated/heated wall mirror.

## Externally

Directly to the fore of the Property is a block pavior hardstanding which allows for ample Off Road Vehicle Parking and Turning Space. There are also Flower and Shrub Borders with Ornamental Stone areas, Flowering Shrubs, Conifers, Rhododendrons, Azaleas, Camellias, Heathers and a Fish/Wildlife Pond. There is a Paved Path surround to the Property and to the rear is a private enclosed Lawned Garden together with 2 raised Vegetable Beds, Flowering Shrubs, Camellias etc etc. In addition, there is an Aluminium Greenhouse 8' x 6', Garden Store Shed 7' x 3'6" approx and a Log/Store Shed 7'0" x 3'6".

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

### Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating plus 3 Electric radiators (2 in Sitting Room and 1 in Kitchen). Hardwood and uPVC Double Glazed Windows and Doors. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. 16 Photovoltaic Panels on roof (owned by vendor).

### Tenure

Freehold with Vacant Possession upon Completion.

### Remarks

Maes y Cadno is an attractive, well appointed Detached 2 storey Dormer Bungalow residence which stands in a convenient and private location in this popular Market Town and being ideally suited for Family or Retirement purpose. The Property is in good decorative order throughout benefiting from Gas Central Heating, 3 Electric Radiators, Hardwood and uPVC Double Glazed Windows and Doors and both Cavity Wall and Loft Insulation. In addition, it has an Integral Workshop/ Hobby/Work Room/Studio (formerly a Garage) as well as Off Road Vehicle Parking and Turning Space. It also has reasonable sized, easily maintained front and rear Gardens. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

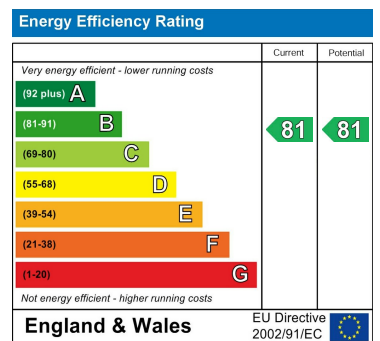
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Council Tax Band - F

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