



Stella Maris, 2 Heol Crwys, Fishguard, Pembrokeshire, SA65 9EJ

Price Guide £269,950

- *An attractive Detached single storey Bungalow residence.
- *Comfortable, well appointed 1/2 Reception, Kitchen, 2/3 Bedroom and Bathroom accommodation.
- *Gas Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation.
- *Large rear Lawned Garden together with Flowering Shrubs, Conifers and a Paved Patio area.
- *Lean to Garage and Off Road Parking for 2/3 Vehicles.
- *Ideally suited for Family, Early Retirement, Investment or for Letting 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, Cafés, Takeaways, a Post Office, Library, Art Galleries, a Cinema/Theatre, Supermarkets 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 Coastal Path can be accessed on foot at 3 points off Pantycelyn (the closest access being steps at the bottom of Feidr Dylan), offering wonderful views of Lower Town Harbour.

The Pembrokeshire Coastline at The Parrog is within a half a mile or so of the Property by road 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.

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, a Post Office, Art Galleries, a Library, Petrol Filling Stations, Supermarkets, a Leisure Centre, Further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Fishguard 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.

Heol Crwys is a quiet Residential cul-de-sac which forms part of Pen-yr-Aber which is a medium sized Residential Estate overlooking Fishguard Harbour and the Bay.

Directions

From the Office of JJ Morris, turn left in the direction of Goodwick for some 300 yards and take the turning on the right adjacent to CK's Store into Brodog Terrace. Continue on this road for 70 yards or so and bear left. Proceed on this road for 200 yards or so and take the turning on the right into Heol Emrys. 100 yards further on, turn left into

Feidr Dylan. Proceed down the hill for 200 yards and at the 'T' junction, turn left onto Pantycelyn. 100 yards further on, turn left into Heol Crwys. Proceed up the hill and follow the road to the left into the Cul-de-Sac and Stella Maris, 2 Heol Crwys is the property directly facing. A 'For Sale' board is erected on site.

Description

Stella Maris comprises a Detached single storey Bungalow residence of cavity brick and concrete block construction with part brick faced and mainly rendered and pebble dashed elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Porch

4'0" x 3'9" (1.22m x 1.14m)

With fitted carpet, coat hooks and a glazed door to:-

Hall



12'8" x 5'1" (3.86m x 1.55m)

(maximum). With fitted carpet, radiator, ceiling light, access to an Insulated Loft, 1 power point, built in Cloaks Cupboard with shelf, telephone point, smoke detector (not tested) and doors to Shower Room, Bedrooms and:-

Living Room



13'2" x 11'10" (4.01m x 3.61m)

With fitted carpet, uPVC double glazed window, double panelled radiator, wiring for Satellite TV, TV shelf, Cotswold Stone effect fireplace housing a coal effect Gas Fire, coved ceiling, 6 power points, ceiling light and archway to:-

Kitchen/Breakfast Room



11'6" x 10'7" (3.51m x 3.23m)

With ceramic tile floor, range of light Oak floor and wall cupboards, inset single drainer Silk Quartz sink unit with mixer tap, uPVC double glazed window to rear, uPVC double glazed door to rear Paved Patio and Lawned Garden, built in Electrolux Electric Single Oven/Grill, 4 ring Phillips Gas Cooker Hob, Cooker Hood, cooker box, 8 power points, part tiled surround, smoke detector (not tested) and a Glow Worm Ultimate 30C wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

Bedroom 1 (front)



12'0" x 9'8" (3.66m x 2.95m)

With fitted carpet, radiator, uPVC double glazed window with roller blind, ceiling light, pull switch and 2 power points.

Bedroom 2



12'0" x 9'9" (3.66m x 2.97m)

With fitted carpet, radiator, uPVC double glazed window, TV aerial cable, 2 power points, ceiling light and glazed sliding double doors to:-

Study/Garden Room/Bedroom 3



9'8" x 8'10" (2.95m x 2.69m)

With fitted carpet, radiator, 2 uPVC double glazed windows, 2 power points, strip light, telephone point and a uPVC double glazed door to rear Garden.

Shower Room

7'6" x 5'1" (2.29m x 1.55m)

With ceramic tile floor, white suite of WC, Wash Hand Basin and a Glazed and Aquaboard Shower Cubicle with a Mira Minillite Thermostatic Shower, wall mirror, Pine fittings including corner shelves, toilet roll holder and toothbrush holder, towel rail, radiator, coved ceiling, ceiling light and a uPVC double glazed window.

Externally

Directly to the fore of the Property is a concrete path and a raised Ornamental Stone Bed with Flowering Shrubs. Beyond is a concrete hardstanding which allows for Off Road Parking for 2/3 Vehicles and gives access to a:-

Lean to Garage



18'6" x 9'0" (5.64m x 2.74m)

(maximum). Of concrete block construction with rendered and pebble dash elevations under a corrugated cement fibre roof. It has a metal up and over door, electric light, 3 power points, plumbing for automatic washing machine, Gas Meter, Electricity Consumer Unit and Electric Meter and 4' wide double wooden doors leading to the rear Garden.



To the Rear of the Property is a large Lawned Garden

together with Paved and Concreted Patio areas as well as Flowering Shrubs, Pampas Grass and Conifers.

Outside Electric Lights and an Outside Water Tap.

The boundaries of the property are edged in red on the attached Plan to the Scale of 1/2500.

Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Cavity Wall and Loft Insulation. Telephone, (subject to British Telecom Regulations). Broadband Connection.

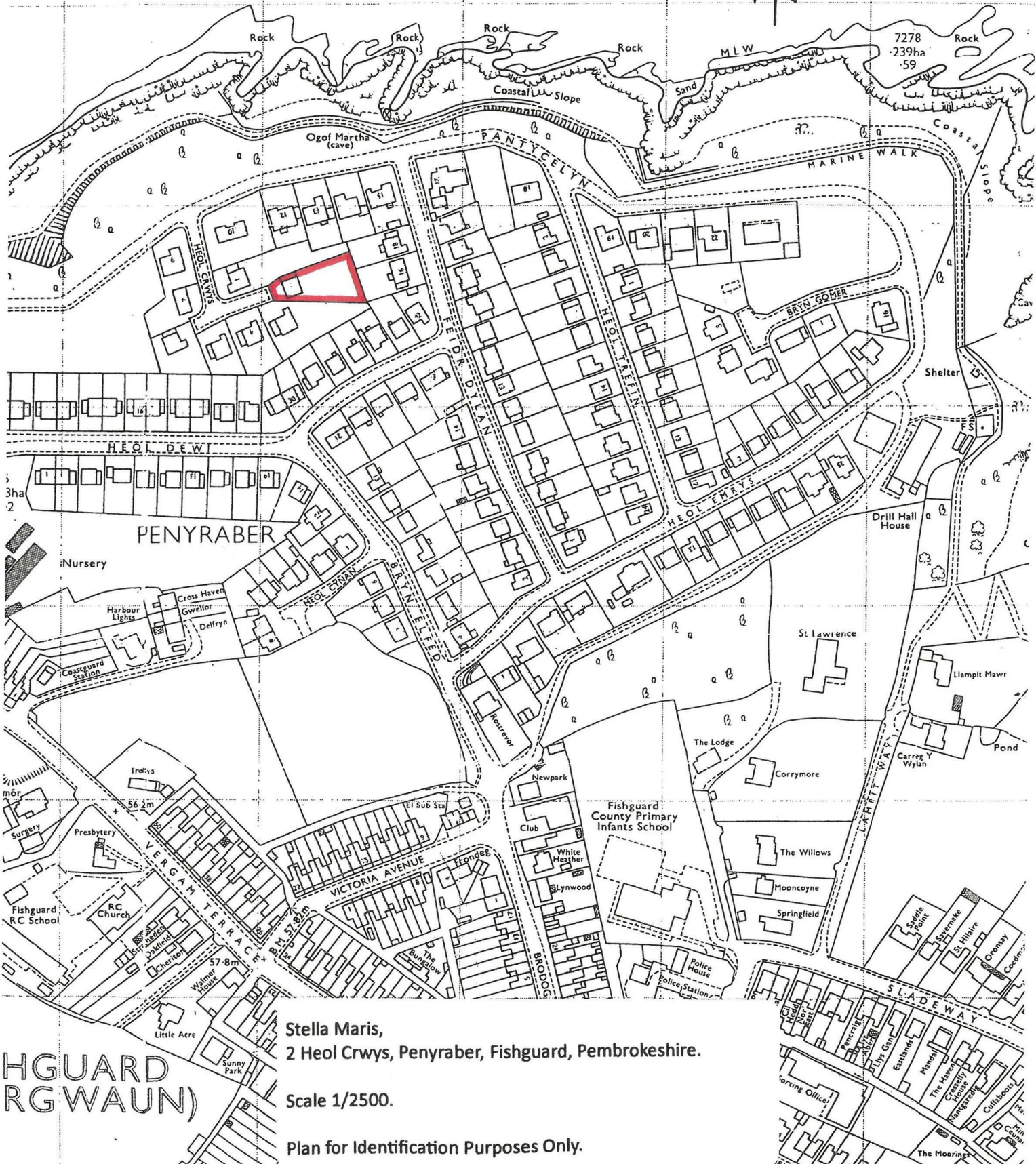
Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Stella Maris is a comfortable, Detached single storey Bungalow residence which stands on this popular medium sized residential estate which overlooks Fishguard Harbour and the Bay. The property is in good decorative order benefitting from Gas Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation. In addition, it has Off Road Parking as well as a Lean to Garage. There is a large Lawned Garden directly to the rear with Flowering Shrubs and a small Paved Patio from where Sea Views can be enjoyed. It is ideally suited for Family, Early Retirement, Investment or for Letting Purposes and is offered For Sale at a realistic Price Guide. Early inspection is strongly advised.

Fishguard Bay



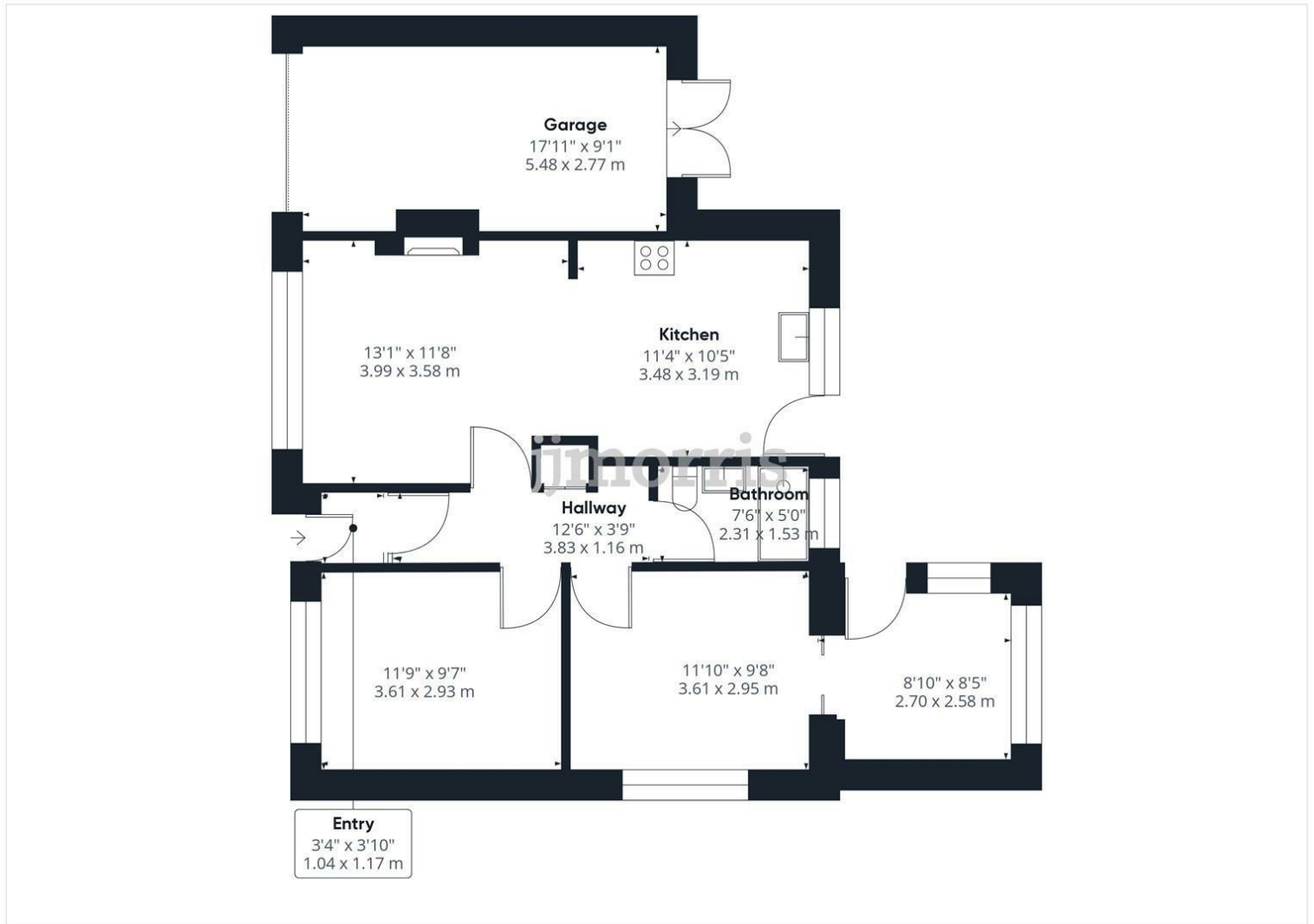
Stella Maris,
2 Heol Crwys, Penyraber, Fishguard, Pembrokeshire.

Scale 1/2500.

Plan for Identification Purposes Only.

FISHGUARD
(RG WAUN)

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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.

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