

Hafan Deg, 15 Heol Trefin, Fishguard, Pembrokeshire, SA65 9EN

Price Guide £278,500

- * An attractive Detached single storey Bungalow Residence.
- * Well appointed 1/2 Reception, Kitchen, 2 Bedroom, Shower Room and Utility Room accommodation.
 - * Gas Central Heating, uPVC Double Glazing and Loft Insulation.
- * Lean-to Single Garage with an adjoining Office/Workroom and Off Road Vehicle Parking to the fore.
- * Delightful easily maintained front and rear Landscaped Gardens with Dwarf Stone Walls, Slate Chip areas, a large Block Pavior Patio to rear and Flowering Shrubs.
- * Ideally suited for Retirement, Family, Investment or for Letting purposes. Sea views from rear Garden.
 - * Realistic Price Guide. Early inspection strongly advised. EPC Rating D.

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 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, Abereddy 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, Art Galleries, a Library, Petrol Filling Stations, Supermarkets, 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 both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Pen-yr-Aber is a medium sized Residential Estate which stands on the Headland overlooking Fishguard Harbour and the Bay.

Heol Trefin forms part of Pen-yr-Aber and Hafan Deg is situated within 700 yards or so of Fishguard Town Shopping Centre and Market Square.

DESCRIPTION

Hafan Deg comprises a Detached single storey Bungalow Residence of cavity concrete block and brick 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 (Stained Glass) Entrance Door

Porch

With fitted carpet, coat hooks, coved ceiling, ceiling light and glazed door to:-

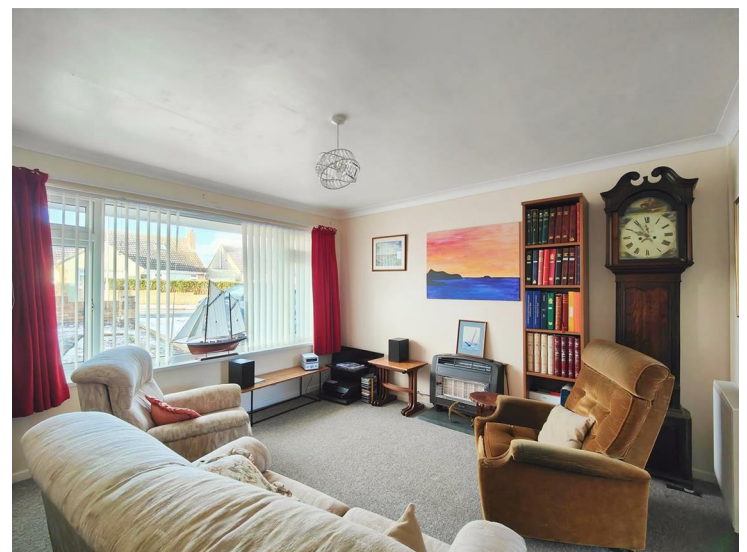
Hall



With fitted carpet, ceiling light, smoke detector (not tested), cove ceiling, Honeywell Central Heating Thermostat Control, telephone point, double panelled radiator, 2 power points, Airing Cupboard with radiator, shelves and a Honeywell Central Heating Timeswitch and access to an Insulated Loft via an aluminium Slingsby type ladder which has the benefit of an electric light, power point and a Worcester Bosch 28 CDI wall mounted Gas Combination Boiler.

N.B. Please note that the Loft is suitable for conversion into further Bedroom accommodation (subject to any necessary Building Regulation/Planning Consents).

Sitting Room



12'8" x 12'5" (3.86m x 3.78m)

With fitted carpet, wall mounted Gas Fire with a Slate hearth, uPVC double glazed window with vertical blinds,

cove ceiling, ceiling light, 2 double panelled radiators, television aerial cable, 8 power points, telephone point and an opening to:-

Kitchen/Dining Room



12'0" x 10'0" (3.68m x 3.05m)

With fitted carpet, range of fitted floor and wall cupboards with a laminate worktop, Zanussi built in Gas Single Oven/Grill, Zanussi 4 ring Gas Cooker Hob and Cooker Hood, strip light, cove ceiling, part tile surround, cooker box, 9 power points, appliance points, inset single drainer Silk Quartz sink unit with mixer tap, 9 power points, double panelled radiator and a uPVC double glazed window (overlooking rear Garden) with vertical blinds and opening to Sitting Room.

Utility Room



9'6" x 8'3" (2.90m x 2.51m)

With a Slate effect ceramic tile floor, range of fitted floor and wall cupboards, inset single drainer Silk Quartz sink unit with mixer tap, part tile surround, 8 power points, ceiling light, double panelled radiator, single glazed window to Rear Porch, Mains Smoke Detector, plumbing for automatic washing machine and dishwasher and glazed door to:-

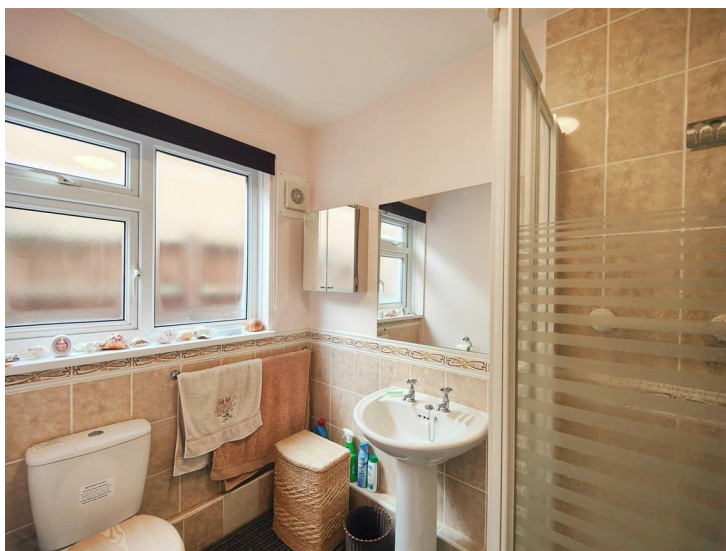
Rear Porch/Utility Room (uPVC Double Glazed)



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

(maximum). With a thermoplastic tile floor, 2 power points, hot and cold water plumbing for an automatic washing machine and a uPVC double glazed door to rear Garden.

Shower Room



7'7" x 5'1" (2.31m x 1.55m)

With fitted carpet, white suite of Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Thermostatic Shower, part tile surround, robe hook, heated towel rail/radiator, ceiling light, towel rail, mirror fronted bathroom cabinet, toilet roll holder, extractor fan and a uPVC double glazed window with roller blind.

Bedroom 1 (front)



11'4" x 11'2" (3.45m x 3.40m)

With fitted carpet, ceiling light, uPVC double glazed window with vertical blinds, double panelled radiator, 6 power points, cove ceiling, 2 fitted double wardrobes and fitted wardrobes/cupboards either side of the bed recess with 2 downlighters over.

Bedroom 2



10'0" x 10'0" (3.05m x 3.05m)

With fitted carpet, uPVC double glazed window overlooking rear Garden with vertical blinds, cove ceiling, ceiling light, pullswitch, double panelled radiator and 8 power points.

EXTERNALLY

Adjoining the Property and approached over a tarmacadamed drive is a:-

Lean-to Garage



16'6" x 9'4" (5.03m x 2.84m)

approx. Of concrete block construction with rendered and pebble dashed elevations under a corrugated cement fibre roof. It has a metal up and over door, strip light, wall shelves, 2 power points, Electricity Meter and Consumer Unit, Gas Meter and a pedestrian door to:-

Office/Store/Work Room



9'2" x 7'7" (2.79m x 2.31m)

(maximum). With electric light, Pine wall shelf, 1 power point, uPVC double window with roller blind and a uPVC double glazed door to rear Garden.

Directly to the fore of the Property is a reasonable sized, low maintenance, gently sloping Garden with Dwarf Stone Walls, Slate Chip areas and Flowering Shrubs. There is a concrete path surround to the Property and to the rear is a large Block Pavior Paved Patio together with Flower and Shrub Borders with Slate Chip areas.

2 Outside Electric Lights and an Outside Water Tap.

The boundaries of the Property are coloured 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. Loft Insulated and part Boarded. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

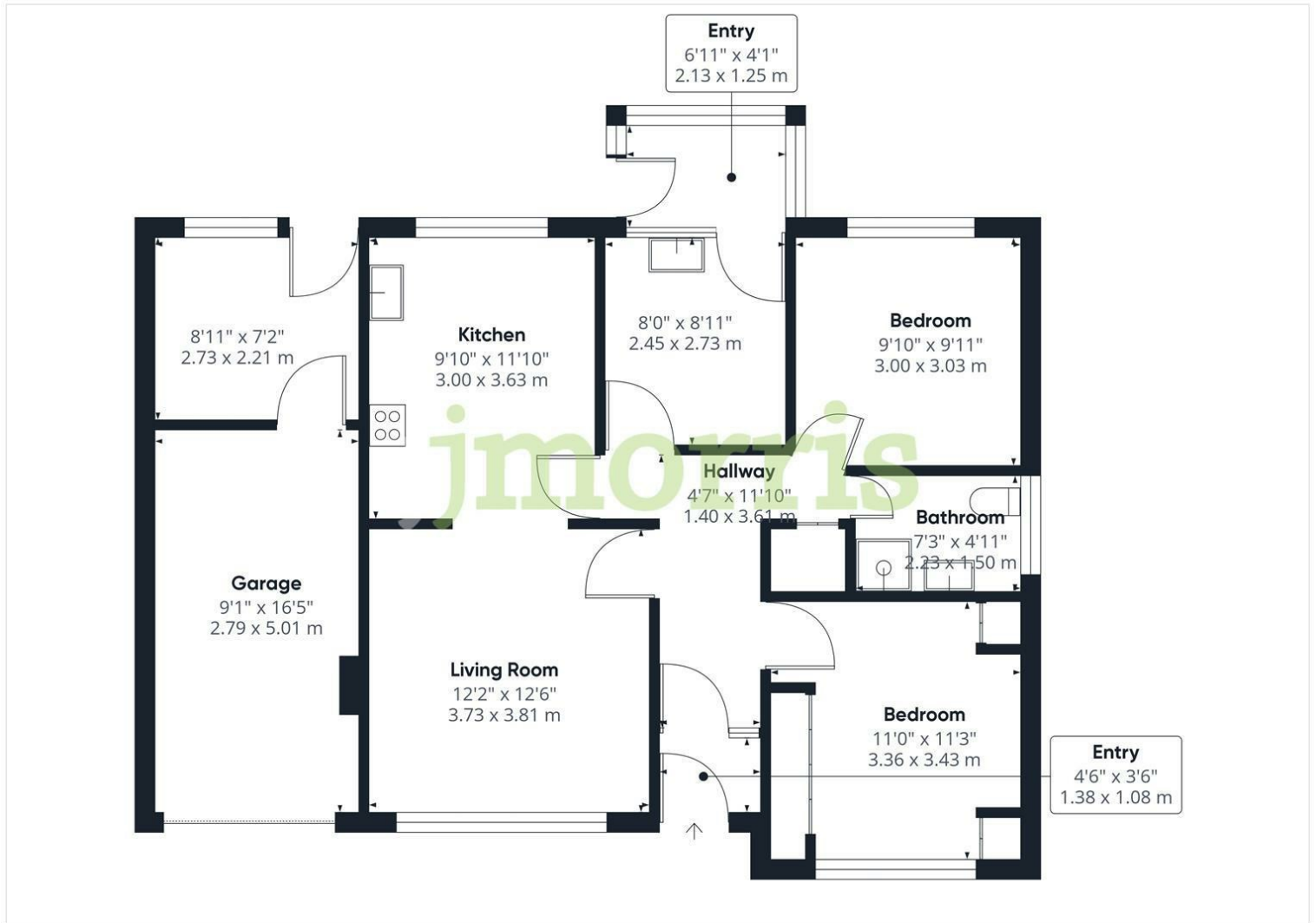
REMARKS

Hafan Deg is a comfortable, Detached single storey Bungalow Residence which stands on this popular Residential Estate and being ideally suited for Retirement, a Couple, Family or for Investment purposes. The Property is in good decorative order, benefiting from Gas Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has a Lean-to Garage as well as Off Road Parking to the fore for 2 Vehicles. It stands in good sized, easily maintained Landscaped Gardens with Slate Chip areas, Flowering Shrubs and a large block Pavior Patio area to the rear. It stands in a convenient location just off Heol Emrys and is within 700 yards or so of Fishguard Town Centre and Market Square. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

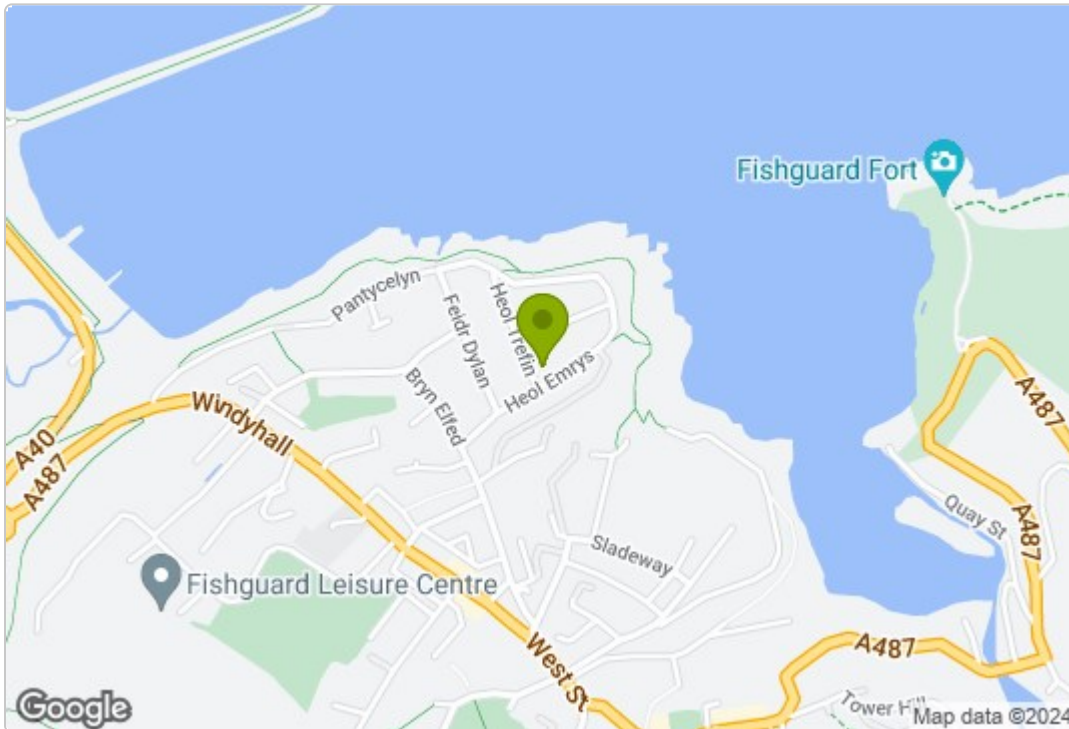
DIRECTIONS

From the Offices of Messrs J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for 200 yards or so and take the fourth turning on the right adjacent to the CK's Store into Brodog Terrace. Continue of this road for 60 yards or so and follow the road to the left. Continue on this road for a further 200 yards and take the second turning on the right into Heol Emrys. Proceed on this road for a 150 yards or so and take the second turning on the left into Heol Trefin. Proceed down the hill for a short distance and Hafan Deg is the second Property on the right.

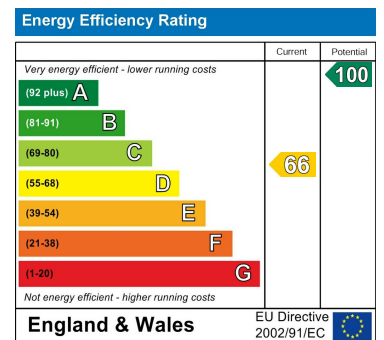
Floor Plan



Area Map



Energy Efficiency Graph



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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