



1 Cranog Close, Trefin, Haverfordwest, Pembs., SA62 5AT

Price Guide £230,000

- * An attractive Detached single storey Bungalow Residence requiring modernisation and updating.
- * Comfortable 1/2 Reception, Kitchen/Breakfast Room, 2/3 Bedrooms and Bathroom accommodation.
- * All Mains Services. Economy 7 Electric Heating, Hardwood Double Glazed Windows, uPVC Double Glazed Entrance Doors and Loft Insulation.
- * Garage and Off Road Vehicle Parking Space.
- * Good sized front, side and rear Lawned Gardens with Flowering Shrubs.
- * Ideally suited for Family, Retirement, Letting or for Investment purposes.
- * Early inspection strongly advised. Realistic Price Guide.

SITUATION

Trefin is a popular village which stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (8 miles North East) and the Cathedral City of St Davids (8 miles South West). The County and Market Town of Haverfordwest is some 16 miles or so South East.

Trefin has the benefit of a Public House, Post Office/Cafe, a Chapel, Art Gallery and a Youth Hostel. Within a mile or so is the hamlet of Square & Compass which has the benefit of a Petrol Filling Station/Store and a Public House. The other well known village of Croesgoch is within 2 ½ miles or so and has the benefit of a Primary School, Art Gallery, Public House/Post Office, Repair Garage, Chapel, Hairdressers and an Agricultural Store.

The other well known villages of Mathry and Letterston are within a few miles of Trefin.

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 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.

The Pembrokeshire Coastline at Aberfelin is within a half a mile or so by road of the Property and also close by are the other well known sandy beaches and coves at Abercastle, Abermawr, Aberbach, Pwllcrochan, The Parrog, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

Trefin stands within the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

North End is a "No Through Road" and is a popular Residential area which runs in a northerly direction from the centre of the village and Abercastle Road.

Cranog Close is a cul-de-sac of 8 Properties which is situated within a 100 yards or so of the centre of the village and the majority of it's amenities.

DIRECTIONS

From Fishguard take the Main A487 road south west for some 7 miles passing through the hamlet of Square and Compass and a few hundred yards or so further on take the turning on the right signposted to Trefin. Continue on this road for a mile or so and in the village of Trefin proceed over the bridge and continue up to the centre of the village. Where the road bears sharply to the left proceed straight on for a short distance and at the 'T' junction

proceed straight across Abercastle Road into North End. Continue on this road for 100 yards and take the first turning on the right into Cranog Close and 1 Cranog Close is the first Property on the left. A 'For Sale' board is erected on site.

DESCRIPTION

1 Cranog Close comprises a Detached single storey Bungalow Residence of cavity concrete block construction with part stone faced and mainly rendered and coloured elevations under a pitched concrete tile roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Hall



12'11" x 12'0" (3.94m x 3.66m)

("L Shaped maximum). With ceramic tile floor, coat hooks, ceiling light, 3 power points, Dimplex storage heater, telephone point, access to an Insulated Loft and an Airing Cupboard with a lagged copper hot water cylinder and immersion heater on timeswitch.

Sitting/Dining Room



18'2" x 12'5" (5.54m x 3.78m)

With fitted carpet, Stone open fireplace, 2 Dimplex

storage heaters, 3 hardwood double glazed windows, uPVC double glazed French door to rear Garden, TV point, ceiling light, 6 power points and archway to:-

Kitchen/Breakfast Room



14'2" x 8'5" (4.32m x 2.57m)

With ceramic tile floor, built in Pantry/Storage Cupboard with shelves, strip light, range of fitted floor and wall cupboards, inset single drainer stainless steel one and a half bowl sink unit with mixer tap, hardwood double glazed window, part tile surround, cooker box, 5 power points, uPVC double glazed door to side Lawned Garden, cooker recess, plumbing for automatic washing machine, cooker hood and strip light.

Bathroom



7'6" x 5'6" (2.31m x 1.68m)

With ceramic tile floor, white suite of panelled Bath, Wash Hand Basin and WC, Redring Expression 500 Electric Shower over Bath, glazed folding shower screen, part tile surround, hardwood double glazed window, Dimplex storage heater, ceiling light, towel rail and a toilet roll holder.

Bedroom 1 (rear)



13'7" x 9'11" (4.14m x 3.02m)

With fitted carpet, ceiling light, Dimplex storage heater, hardwood double glazed window overlooking rear Garden and 3 power points.

Bedroom 2 (rear)



10'8" x 8'9" (3.25m x 2.67m)

With fitted carpet, ceiling light, 4 power points and a hardwood double glazed window overlooking rear Garden

Bedroom 3/Study/Music Room



9'11" x 8'8" (3.02m x 2.64m)

With fitted carpet, hardwood double glazed window, Dimplex storage heater, ceiling light and 4 power points.

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

Garage



16'0" x 8'0" (4.88m x 2.44m)

Of concrete block construction with rendered and coloured elevations under a flat felt roof. It has a metal up and over door and 2 electricity consumer units.

There is an overgrown Lawned Garden to the fore with Flowers together with a tarmacadamed hardstanding which allows for Off Road Vehicle Parking and gives access to the Garage. To the side of the Property is a small enclosed Lawned Garden together with a chipping path which leads to a good sized rear overgrown Lawned Garden with Flowering Shrubs.

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

SERVICES

Mains Water, Electricity and Drainage are connected. Economy 7 Electric Heating. Hardwood Double Glazed Windows. 3 uPVC Double Glazed Doors. Loft Insulation. Telephone, subject to British Telecom Regulations.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

1 Cranog Close is a comfortable, Detached single storey Bungalow Residence which stands in this popular Coastal Village and being ideally suited for Family, Retirement, Investment or for Holiday Letting. Although benefiting from Economy 7 Electric Heating, Hardwood Double Glazed Windows, uPVC Double Glazed doors and Loft Insulation, the Property is now in need of modernisation and updating. It has the benefit of good sized easily maintained Lawned Gardens together with a Garage and Off Road Vehicle Parking Space. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

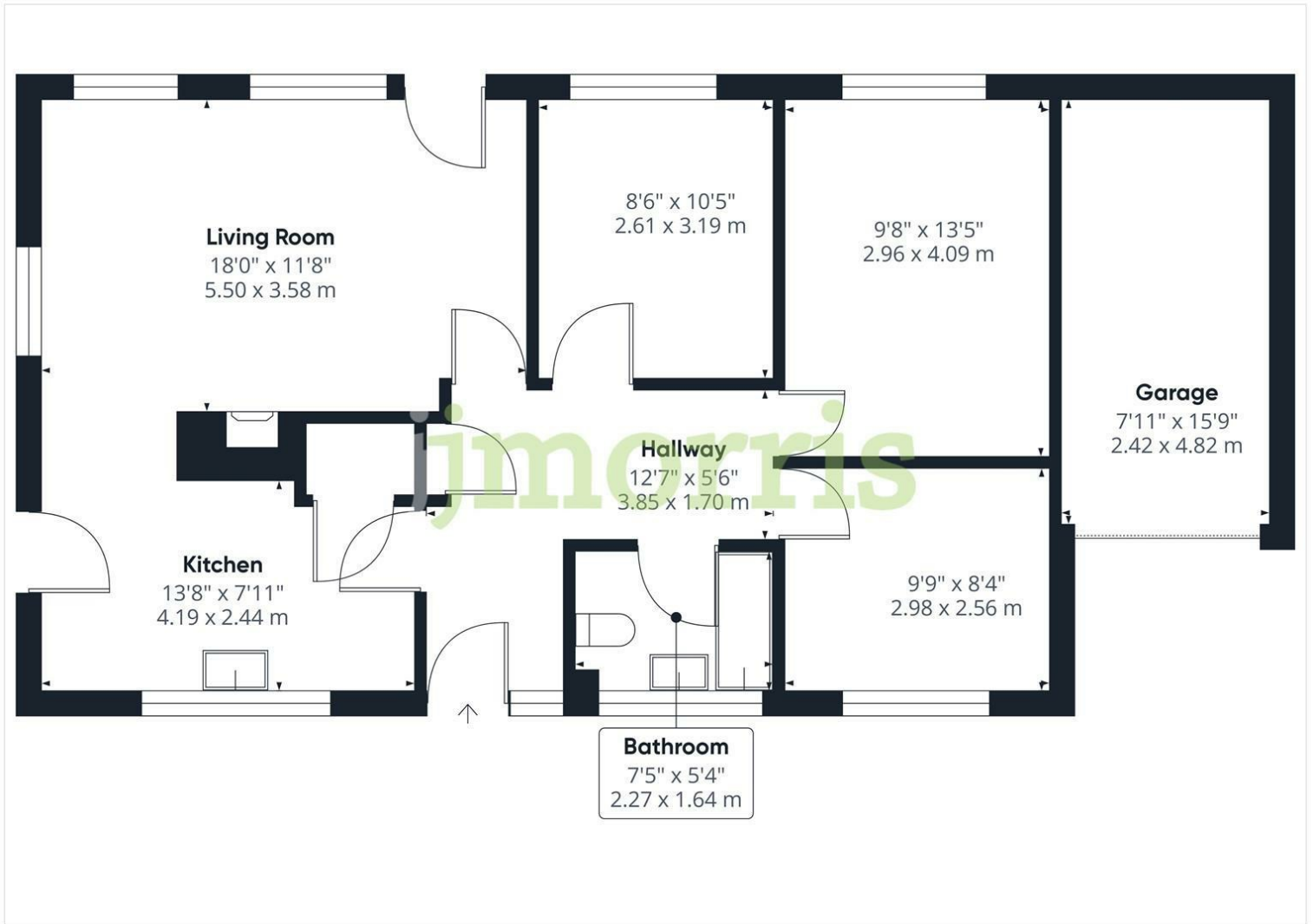


1 Crannog Close,
Trefin, Haverfordwest, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only.

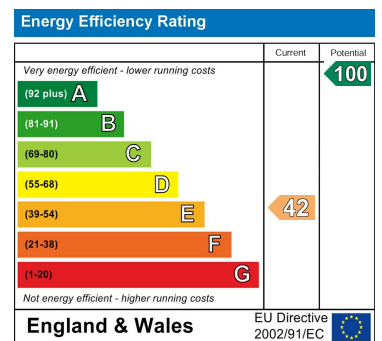
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - E

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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