



## Llys Afon, Felindre Farchog, Crymych, Pembrokeshire, SA41 3UY

**Price Guide £565,000**

- \* An exceptional Detached 2 storey Modern private Residence which stands in Three Quarters of an Acre of established Gardens and Grounds and benefitting from 70 yards Frontage and Single Bank Fishing on The River Nevern.
- \* Spacious well appointed 2/3 Reception, 4/5 Bedroom, Kitchen, Utility and 2 Bath/Shower Room accommodation.
- \* Oil Central Heating. uPVC Triple Glazed Windows and Doors. Cavity Wall and Loft Insulation.
- \* Substantial Double Garage as well as ample Off Road Vehicle Parking and Turning Space.
- \* Lawned Gardens and Grounds extending to Three Quarters of an Acre or thereabouts with a large south facing Paved Patio.
- \* 20'0" x 10'0" Steel Container with adjoining Lean-to Log Shed 20'0" x 4'0". Garden Shed/Dog Kennel and adjacent Run/Store.
- \* Ideal for Family or Retirement. Inspection essential to appreciate the qualities of the Property and location. EPC 'C'.

## SITUATION

Felindre Farchog is situated some 2 ½ miles or so east of the popular Coastal and Market Town of Newport.

Felindre Farchog has the benefit of a Public House/Restaurant and a former Chapel.

The Coastal Town of Newport, is within easy car driving distance has the benefit of a good range of Shops, a Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, Library, a Tourist Information Centre, Repair Garage, a Health Centre and a Dental Surgery.

The Pembrokeshire Coastline at The Parrog is within 3 miles or so of the Property and also within easy reach are the other well known sandy beaches and coves at Newport Sands, Ceibwr Bay, Poppit Sands, Cwm, Aber Rhigian, Cwm-yr-Eglwys, Pwllgwaelod and Aber Bach.

The well known Market Town of Cardigan is some 8 miles or so north east, whilst the other well known Market Town of Fishguard is some 9 miles or so south west.

The County and Market Town of Haverfordwest is some 22 miles or so south 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.

Llys Afon stands in a private location and is some 70 yards or so off the Main A478 Fishguard to Cardigan Road.

## DIRECTIONS

From Fishguard, take the Main A487 Road east for some 7 miles passing through the Town of Newport and some 2 ½ miles or so further on and in the hamlet of Felindre Farchog, take the turning on the left towards The Salutation Inn Car Park. Follow the road to the left and Llys Afon is some 50 yards or so further on, on the left. A "For Sale" Board is erected on site.

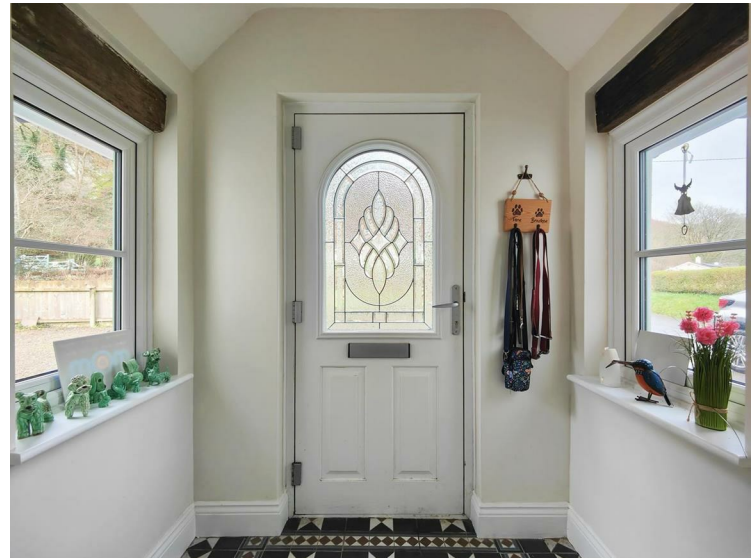
Alternatively from Cardigan, take the Main A487 Road south west for some 5 ½ miles passing through the village of Eglwysrwrw and some 2 ½ miles or so further on and in the hamlet of Felindre Farchog, take the second turning on the right towards The Salutation Inn Car Park and follow the road to the left and Llys Afon is a short distance further along, on the left. A "For Sale" Board is erected on site.

## DESCRIPTION

Llys Afon comprises a modern Detached 2 storey Private Residence of cavity concrete block construction with rendered and whitened roughcast elevations under a pitched slate roof. Accommodation is as follows:-

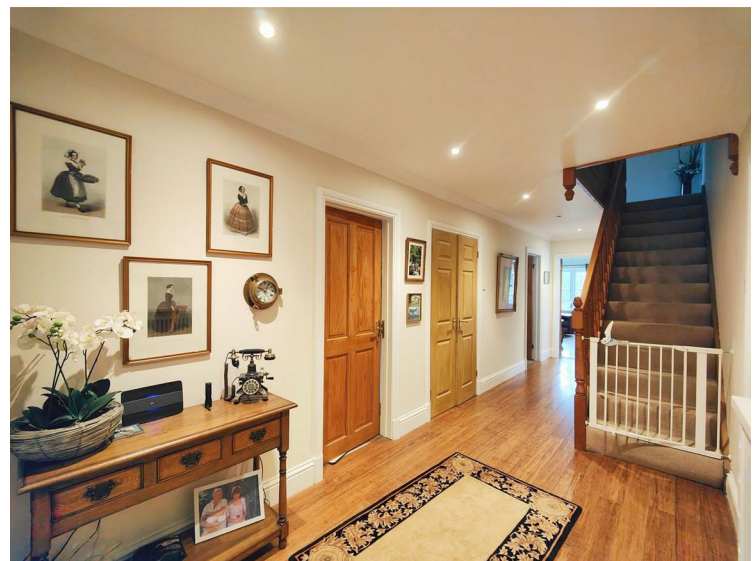
**uPVC Triple Glazed Entrance Door to:-**

### Porch



With a Mosaic tiled floor, uPVC 2 triple glazed windows, ceiling light and a half glazed (9 pane) door to:-

### Reception Hall



25'3" x 7'6" (7.70m x 2.29m) (maximum). With a Bamboo wood floor, concealed radiator, built in Cloaks Cupboard with electric light, 8 downlighters, telephone point, staircase to First Floor, 2 power points, Mains Smoke Detector and an Understairs Cupboard with electric light and 2 power points.

## Sitting Room



20'7" x 14'6" (6.27m x 4.42m)

With a Bamboo wood floor, 2 uPVC triple glazed windows, 2 double panelled radiators, uPVC triple glazed French Doors to rear Garden, ceiling rose and ceiling light, 3 wall uplighters, coved ceiling, TV point, 8 power points, Woodburning Stove on a Tiled hearth and a Carbon Monoxide Alarm.

## Dining Room



12'2" x 9'9" (3.71m x 2.97m)

With Ceramic tile floor, 4 downlighters, 2 uPVC triple glazed windows, coved ceiling, double panelled radiator, 4 power points and archway to:-

## Kitchen/Breakfast Room



14'6" x 12'4" (4.42m x 3.76m)

With ceramic tile floor, range of fitted floor and wall cupboards with Granite/Marble worktops and splashbacks, inset single drainer one and a half bowl Silk Quartz sink unit with mixer tap, designer vertical radiator, 6 downlighters, 8 power points, uPVC triple glazed window, Neff 5 ring L.P. Gas Cooker Hob, Cooker Hood (externally vented), Neff built in Double Oven, Neff built in Microwave, concealed worktop and wall cupboard lighting, uPVC triple glazed Stable Door to exterior, built in refrigerator and a 15 pane glazed door to Reception Hall.

## Study/Office/Bedroom 5



12'5" x 9'6" (3.78m x 2.90m)

With a Wood effect Ceramic tile floor, double panelled radiator, uPVC triple glazed window, coved ceiling, 4 ceiling spotlight, 2 telephone points, 2 power points and a built in Storage Cupboard.

## Utility Room



12'5" x 9'8" (3.78m x 2.95m)

With ceramic tile floor, range of Maple effect floor and wall cupboards, inset single drainer Stainless Steel sink unit with mixer tap, tiled splashback, plumbing for automatic washing machine, tumble drier vent, uPVC triple glazed window, coved ceiling, strip light, 6 power points, door to Garage, Airing Cupboard with radiator and shelves and door to:-

## Separate WC



7'11" x 4'10" (2.41m x 1.47m)

With half tiled Marble walls and a Marble floor, white suite of Wash Hand Basin and WC, 4 ceiling spotlight, Marble shelf, toilet roll holder and a Chrome heated towel rail/radiator.

## First Floor

## Landing



16'5" x 7'1" (5.00m x 2.16m)

("U" shaped maximum). With fitted carpet, coved ceiling, 6 downlighters, Mains Smoke Detector, concealed radiator and 2 power points.

## Bedroom 1



20'7" x 14'7" (6.27m x 4.45m)

With a laminate Beech floor, 2 uPVC triple glazed windows, 8 downlighters, 2 built in double wardrobes, 2 single panelled radiators, telephone point, TV point, 7 power points and door to:-

### En Suite Shower Room



12'6" x 6'10" (3.81m x 2.08m)

With white suite of Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Thermostatic Shower, 4 downlighters, double panelled radiator, wall mirror, toilet roll holder, towel rail, towel ring, glass shelf, shaving mirror, Velux window with blind, tiled splashback, shaver point, extractor fan, 3 glass wall shelves and an Airing Cupboard with radiator and shelves.

### Bedroom 2



15'3" x 12'5" (4.65m x 3.81m)

With a laminate Beech floor, 2 uPVC triple glazed windows, 6 downlighters, 2 single panelled radiators, 2 built in double wardrobes and 6 power points.

### Bedroom 3



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

With a laminate Beech floor, 6 downlighters, uPVC triple glazed window, built in double wardrobe, radiator, 4 power points and access to an Insulated Loft via a wooden pull-down ladder.

### Bedroom 4



12'6" x 9'8" (3.81m x 2.95m)

With a laminate Beech floor, uPVC triple glazed window, ceiling light, radiator, 4 power points and a built in double wardrobe with shelves.

## Bathroom



8'9" x 8'0" (2.67m x 2.44m)

With a laminate Oak floor, Velux window with blinds, white suite of Panelled Bath, Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Thermostatic Shower, extractor fan, 3 downlighters, part tiled surround, towel rail, glass shelf, toilet roll holder, shaving mirror, extractor fan and a recess with shelving and a double panelled radiator.

## Externally

Adjoining the Property is a:-

## Double Garage



17'0" x 16'6" (5.18m x 5.03m)

With 2 strip lights, a Garador Roller Door, 6 power points, pedestrian door to rear Garden and access to a Boarded and Insulated Loft via an aluminium Slingsby type ladder.

Double wrought iron gates give access to a tarmacadamed hardstanding at the fore which gives access to the Garage and allows for Vehicle Parking and Turning Space. Adjacent to the parking area at the fore is a large gravelled hardstanding area which allows for further Vehicle Parking on which stands a:-

## Steel Container

20'0" x 10'0" (6.10m x 3.05m)

With an adjoining:-

## Log Store

20'0" x 4'0" (6.10m x 1.22m)

Adjacent to the western gable end of the Property is a large Paved Patio together with raised Vegetable Beds. Leading off the Paved Patio are a set of steps which lead down to a large Lawned Garden/Grassed area/Paddock which has frontage onto The River Nevern. Directly to the rear of the Dwelling House is a block pavior Patio together with an enclosed Lawned Garden with Plum, Pear and Cherry Trees as well as a:-

## Dog Kennel/Tool Shed

and an adjacent Run/Store

There is also an Oil Tank.

There is a concreted and Paved Path surround to the Property.

Outside Water Tap and 6 Outside Electric Lights including Sensor Lights.

The boundaries of the Property are edged in red on the attached copy of the Land Registry Plan to the Scale of 1/1250. This Plan is strictly for identification purposes only.

## SERVICES

Mains Water, Electricity and Drainage are connected. Oil fired Central Heating. Cavity Wall and Loft Insulation. uPVC Triple Glazed Windows and Doors. Telephone, subject to British Telecom Regulations. Broadband Connection.

## TENURE

Freehold with Vacant Possession upon Completion.

## FISHING

The Property benefits from Single Bank Fishing Rights on The River Nevern.

## REMARKS

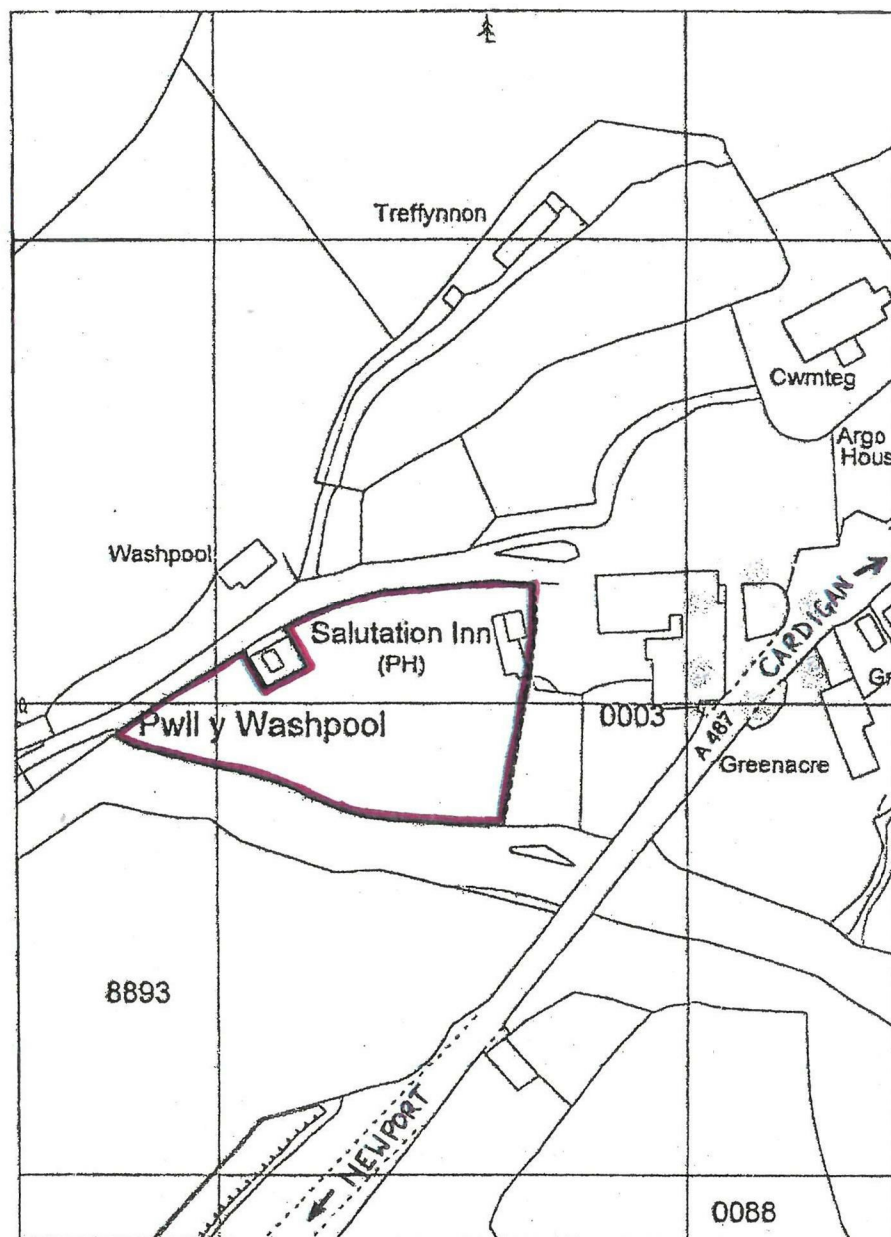
Llys Afon is an exceptional Detached Modern 2 storey Dwelling House which was built approximately 25 years ago to a high standard of workmanship. The Property is in excellent decorative order and benefits from Oil Central Heating, uPVC Triple Glazed windows and Doors and both Cavity Wall and Loft Insulation. In addition, it has an adjoining Double Garage as well as a tarmacadamed hardstanding allowing for ample Vehicle Parking and Turning Space. There is also a large gravelled/hardcore hardstanding allowing for further Vehicle Parking as well as a Steel Container 20'0" x 8'0" and an adjoining Log Store. The Property stands in approximately Three Quarters of an Acre of Gardens and Grounds which includes large Lawned areas, Paved and Block Pavior Patios, Flowering Shrubs, raised Vegetable Beds and Fruit Trees. The Property is extremely well maintained and also benefits from 70 yards Single Bank Fishing on The River Nevern. Early inspection is strongly advised. Realistically priced.

H.M. LAND REGISTRY		TITLE NUMBER	
		WA 880330	
ORDNANCE SURVEY PLAN REFERENCE	SN 0939 SN 1039 SN 0938 SN 1038	Scale 1/1250	
ADMINISTRATIVE AREA		PEMBROKESHIRE / SIR BENFRO	
		© Crown Copyright	

**Llys Afon,  
Felindre Farchog, Crymych, Pembs.**

**Plan Not to Scale.**

**Plan for Identification Purposes Only**



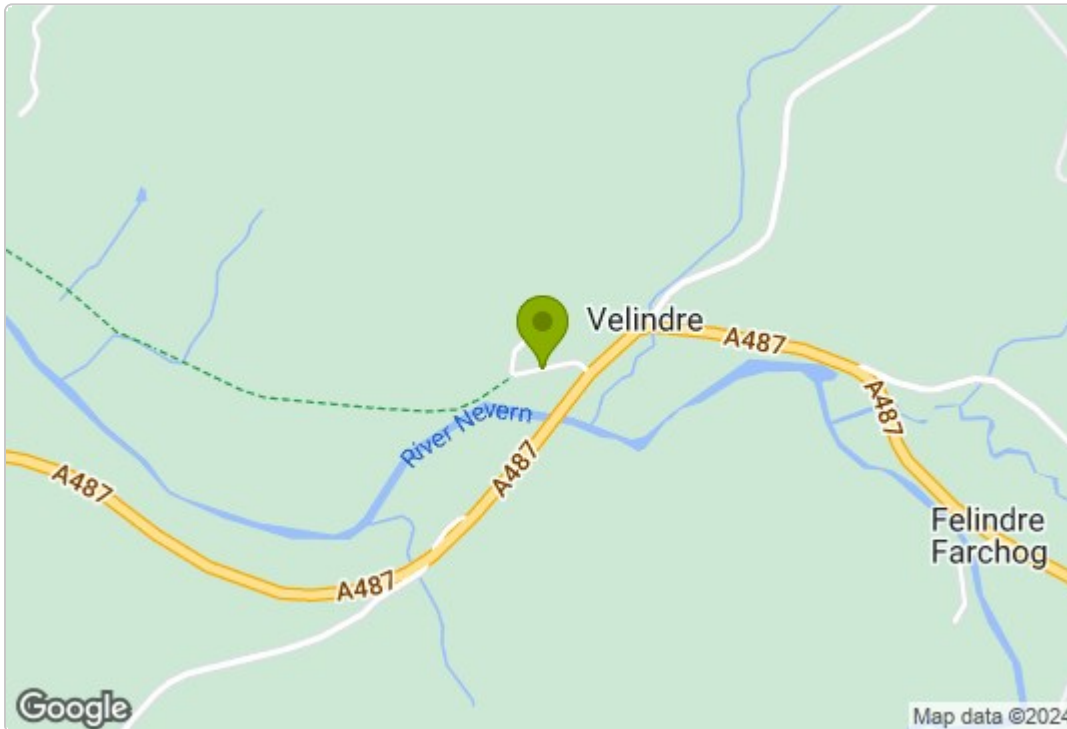
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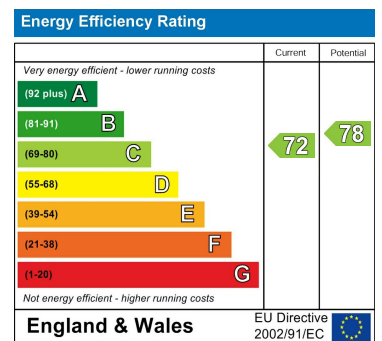
## Floor Plan



## Area Map



## Energy Efficiency Graph



**Council Tax Band - G**

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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