



Sibrwd y Dail, Puncheston, Haverfordwest, Pembrokeshire, SA62 5RJ

Price Guide £225,000

*A comfortable Detached single storey Bungalow residence.

*Spacious 2/3 Reception, Kitchen/Diner, Shower/Freezer/Office, Bathroom and 2/3 Bedroom accommodation.

*Mains Services. uPVC Double Glazing. Oil Central Heating. Loft Insulation.

*Good sized Detached Garage 19'6" x 13'6" overall together with ample Vehicle Parking and Turning Space.

*Private south facing location with a reasonable sized Garden together with Flowering Shrubs.

*Ideally suited for First Time Buyers, Family, Retirement or for Investment purposes.

*Early inspection strongly advised. Realistic Price Guide. EPC Rating D

Situation

Puncheston is a popular rural village which stands in the heart of Pembrokeshire some 9 miles or so south east of the Market Town of Fishguard and some 11 miles or so north east of the County and Market Town of Haverfordwest.

Puncheston has the benefit of a former Public House, a Church, Chapel and a Primary School.

Within a mile and a half or so is the other well known village of Little Newcastle which benefits a Public House, Church and a Community/Village Hall.

The larger village of Letterston is within 4 miles or so and has the benefit of a few Shops, a Primary School, Public House/Restaurant, a Church, Chapel, Post Office/Butchers Shop, a Fish & Chip Restaurant Take-Away, Petrol Filling Station/Store, a Memorial/Community Hall, Charity Furniture Store, Repair Garage and a Mini Market/General Store.

Fishguard being close by, has the benefit of a good Shopping Centre together with a wide range of amenities and facilities.

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 Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Library, Post Office, Supermarkets, Petrol Filling Stations, a Further Education College, Leisure Centre, The County Council Offices and The County Hospital at Withybush.

The North Pembrokeshire Coastline at The Parrog, Fishguard is some 9 miles or so north west and also close by are the other well known sandy beaches and coves at Aberbach, Pwllgwaelod, Cwm-yr-Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

Puncheston is a rural village which stands within a short distance of Castlebythe Mountain which provides excellent walking, rambling, pony trekking and hacking facilities.

Sibrwd-y-Dail stands in it's own good sized Garden Plot some 30 yards or so inset off the Council Road and is within a 100 yards or so of the centre of the village at the former Drovers Arms.

Directions

From Fishguard take the Main A40 road south for 5 miles and in the village of Letterston, take the turning on the left at the crossroads, signposted to Little Newcastle and

Puncheston. Continue on this road for three quarters of a mile or so and follow the road to the left and then to the right. Continue on this road for a mile and a half or so and proceed through the village of Little Newcastle and a mile and a half or so further on and in the village of Puncheston, the turning to Sibrwd y Dail is on the right hand side of the road some 60 yards or so prior to the former Drovers Arms. A 'For Sale' board is erected at the roadside entrance.

Alternatively from Haverfordwest take the Main A40 road north for some 10 miles and in the village of Letterston take the turning on the right at the crossroads, signposted to Puncheston and Little Newcastle. Follow directions as above.

Description

Sibrwd-y-Dail comprises a Detached single storey Bungalow Residence of cavity concrete block and brick construction with part brick faced and mainly rendered and roughcast elevations under a pitched composition slate roof. Accommodation is as follows:-

Storm Porch

3'6" x 3'0" (1.07m x 0.91m)

With quarry tile floor, electric light and a Hardwood half glazed entrance door to:-

Hall



11'0" x 4'0" (3.35m x 1.22m)

With fitted carpet, cove and artex ceiling, ceiling light, radiator, telephone point, opening to Inner Hall and doors to Bedroom 1 and :-

Sitting Room



17'6" x 13'10" (5.33m x 4.22m)

With fitted carpet, blocked up fireplace with quarry tile hearth and pine surround, cove and artex ceiling, radiator, ceiling light and 2 wall lights, TV point, 6 power points and an Aluminium double glazed patio door to:-

Conservatory



14'0" x 11'0" maximum (4.27m x 3.35m maximum)

With uPVC double glazed windows, uPVC double glazed door to exterior, ceramic tile floor, 2 wall lights and 6 power points.

Inner Hall

14'6" x 3'10" (4.42m x 1.17m)

With fitted carpet, cove and artex ceiling, ceiling light, 2 power points, smoke detector (not tested) and doors to Bedroom 2, Bathroom, Shower/Freezer Room/Office and :-

Kitchen/Dining Room



12'10" x 10'5" (3.91m x 3.18m)

With ceramic tile floor, cove and artex ceiling, uPVC double glazed window with roller blind, range of floor and wall cupboards, single drainer stainless steel sink unit with mixer tap, part tile surround, electricity consumer unit, Hotpoint freestanding 4 ring electric Cooker, plumbing for a Washing Machine, radiator, Honeywell central heating timeswitch, TV point, cooker box, 7 power points, Airing Cupboard with shelves housing a prelagged copper hot water cylinder and immersion heater, Boiler Cupboard housing a freestanding Oil Boiler (heating domestic hot water and firing central heating) and a uPVC double glazed door to exterior.

Shower/Freezer Room/Office



8'6" x 8'2" (2.59m x 2.49m)

(Formerly Bedroom 3). With fitted carpet, cove and artex ceiling, uPVC double glazed window with roller blind, radiator, glazed and tiled Shower Cubicle with a Hotpoint Aquarius electric shower, coat hooks, ceiling light and 2 power points.

Bathroom



8'6" x 6'1" (2.59m x 1.85m)

With fitted carpet, cove and artex ceiling, ceiling light, half tiled walls, suite of panelled Bath, Wash Hand Basin and WC, uPVC double glazed window with roller blind, mirror fronted bathroom cabinet, pine towel rail and a toilet roll holder.

Bedroom 1 (Front)



14'8" x 13'0" (4.47m x 3.96m)

With fitted carpet, uPVC double glazed window, cove and artex ceiling, ceiling light, radiator, 4 power points and a built in wardrobe with louvre doors and cupboards above.

Bedroom 2 (Rear)



12'10" x 11'9" (3.91m x 3.58m)

With fitted carpet, uPVC double glazed window, cove and artex ceiling, ceiling light, pullswitch, radiator and 2 power points.

Externally

There is a concrete path surround to the Property and to the fore is a concreted Patio. On the western gable end of the Property is a small Lawned Garden together with 2 Hydrangea bushes. There is also a small narrow Lawned Garden area at the rear of the Property. A tarmacadamed drive leads into the Property off the Council Road to a tarmacadamed hardstanding which allows for ample Vehicle Parking and Turning Space and gives access to a:-

Detached Garage

19'6" x 13'6" (5.94m x 4.11m)

Of cavity concrete block construction with rendered and roughcast elevations under a pitched composition slate roof. It has a metal up and over door, uPVC double glazed pedestrian door, 2 strip lights, 2 power points, a workbench and a single glazed window.

There is also a Timber Garden Shed 10'0" x 6'0" and an Oil Tank. 2 Outside Electric Lights and an Outside Water Tap.

The approximate boundaries of Sibrwd-y-Dail are edged in red on the attached Plan to the Scale of 1/2500.

Services

Mains Water, Electricity and Drainage are connected. uPVC Double Glazing. Oil Central Heating. Loft Insulation. Telephone, subject to British Telecom Regulations.

Tenure

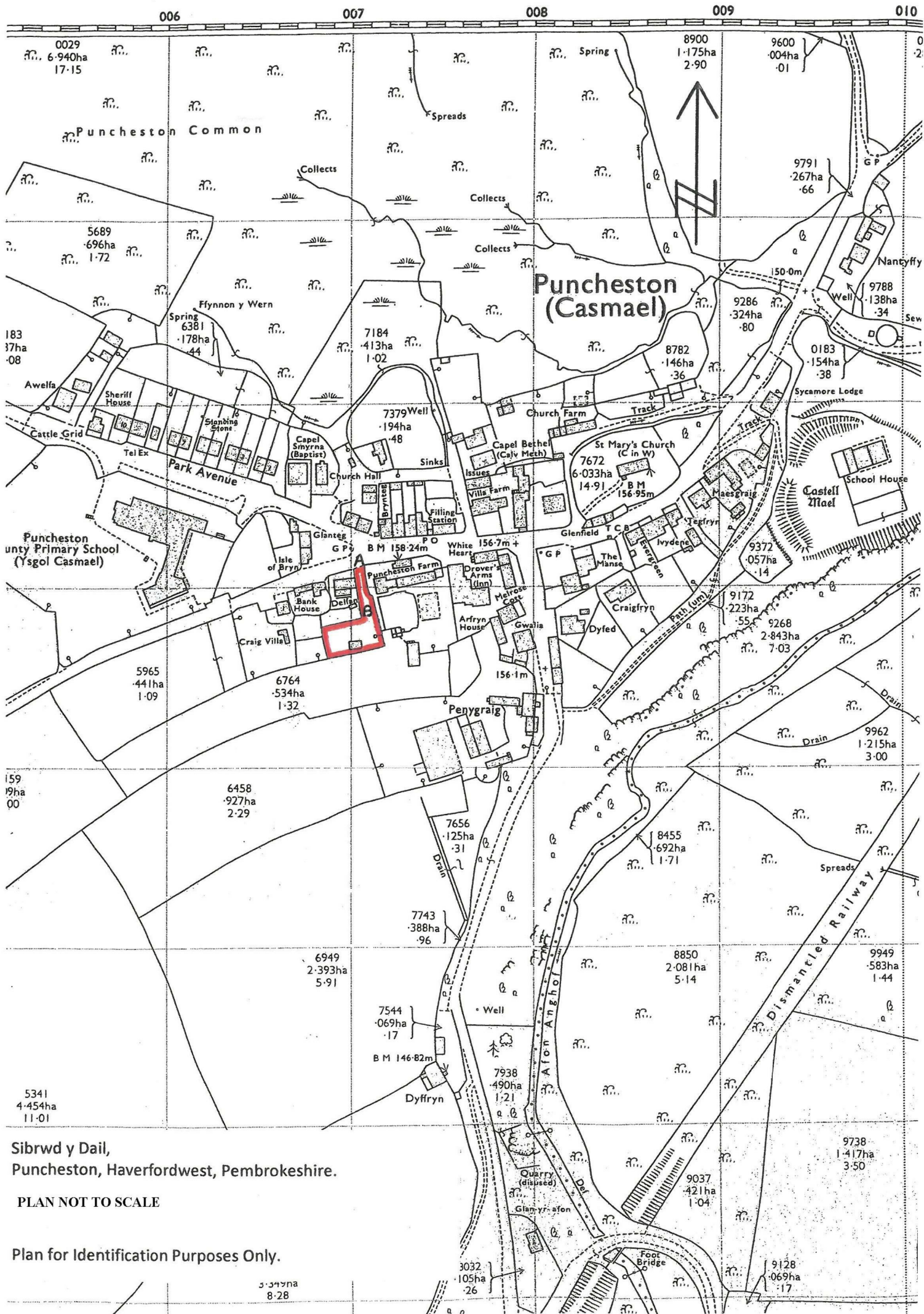
Freehold with Vacant Possession upon Completion.

Rights of Ways

Vehicular and Pedestrian Access Rights of Ways exist in favour of Delfan between points 'A' (the Council road) and point 'B' (the Garage/Shed) on the Plan.

Remarks

Sibrwd y Dail is a comfortable Detached single storey Bungalow residence which stands in a private, south facing location within a short walk of the centre of the village and its amenities. The Bungalow is in need of some maintenance and cosmetic improvement, although it and benefits from Oil Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has a good sized Garage/Workshop as well as ample Vehicle Parking and Turning Space. There is also a sizeable, easily maintained Lawned Garden with Flowering Shrubs. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



Sibrwd y Dail,
Puncheston, Haverfordwest, Pembrokeshire.

PLAN NOT TO SCALE

Plan for Identification Purposes Only.

3032 }
105ha }
8-28

9128 }
069ha }
17

Floor Plan

Ground Floor

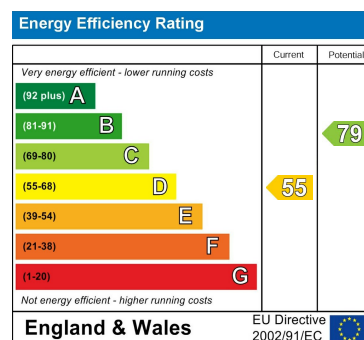


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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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