

Ty Celynnen, Glyn-Y-Mel Road, Lower Town, Fishguard, Pembrokeshire, SA65 9LY

**Price Guide £320,000**

- \* A Deceptively Spacious Semi-Detached 2 storey Character Cottage Residence.
- \* Comfortable 2 Reception, Kitchen, Shower Room and 2 Bedroom Accommodation.
- \* LP Gas Central Heating. Hardwood & uPVC Doubled Glazed Windows & Doors. Roof Insulation.
- \* Good sized Private Enclosed Lawned Garden with Paved Patio & Flowering Shrubs.
  - \* Gravelled Hardstanding allowing for Off Road Parking for 2/3 Vehicles.
  - \* Recently refurbished, modernized and extended to an extremely high standard.
  - \* Realistic Price Guide.

## Situation

Lower Fishguard is a popular Harbour Village which stands on the North Pembrokeshire Coastline within a half a mile or so of the Market Town of Fishguard.

Lower Fishguard has the benefit of a Public House and a Yachting and Boating Club. Lower Fishguard is renowned as being the location for various films and television programmes. Most recently "Halen yn y gwaed" (Salt in the blood) a Welsh language TV programme but more famously in the film version of "Under Milk Wood" starring Richard Burton.

Lower Fishguard Harbour provides excellent boating and mooring facilities and The River Gwaun, being close by, provides good Salmon, Sea Trout (Sewin) and Trout fishing.

The Market Town of Fishguard is within easy walking distance and 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, Take-Aways, Cafes, a Post Office, Library, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The twin town of Goodwick is within a mile and a half or so of the Property and Fishguard Harbour, being close by, provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The beach at The Parrog is within a mile and a quarter or so and also close by are the other well known sandy beaches and coves at Aberbach, Pwllgwaelod, Cwm-yr-Eglwys, Aberfforest, Aber Rhigian, Cwm, Newport Sands, Pwllcrochan, Abermawr, Abercastle, Aberfelin and Porthgain.

The County and Market Town of Haverfordwest is some 15 miles or so south 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 from Fishguard 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.

Glyn-y-Mel Road is a residential area which is situated off the Main A487 Fishguard to Cardigan road. Ty Celynnen, Glyn y Mel is situated within 200 yards or so of the Main A487 Fishguard to Cardigan Road and is within 350 yards or so of the Quay and Lower Fishguard Harbour.

## Directions

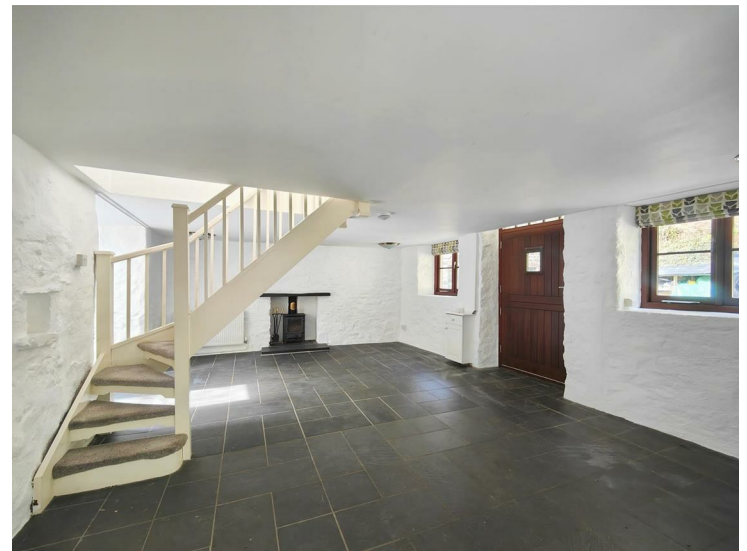
From the Offices of Messrs J. J. Morris at 21 West Street, turn right and bear left up to Market Square. Take the first turning on the left into Main Street and continue on this road for a few hundred yards and proceed down the hill into Lower Town. Proceed over the bridge and a 100 yards or so further on, take the turning on the right into Glyn-y-Mel Road. Continue on this road for a 200 yards or so and Ty Celynnen is situated on the right hand side of the road.

## Description

Ty Celynnen comprises a Semi - Detached 2 storey Cottage Residence of solid stone and cavity concrete block construction with part stone faced and mainly rendered and whitened elevations under a pitched composition slate roof and flat Ruberoid roof. Accommodation is as follows:-

### Hardwood Stable Door to:-

### Sitting/Dining Room



20'9" x 15'8" (6.32m x 4.78m )

With a slate tile floor, whitened natural stone wall, 2 double panelled radiators, fireplace housing a wood burning stove on a raised slate hearth, 4 ceiling lights, 8 power points, open tread staircase to First Floor, openings to Kitchen, opening to Inner Lobby with door to Shower Room and an opening with steps leading down to a :-

## Garden Room



18'3" x 7'0" (5.56m x 2.13m)

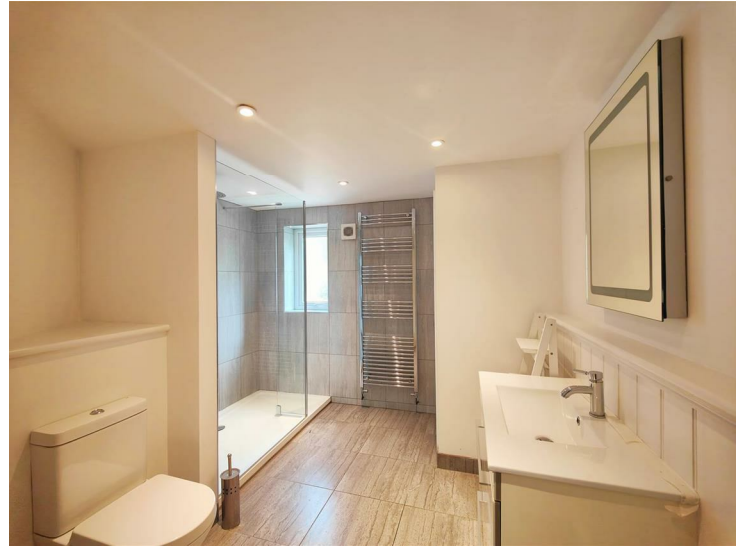
with a slate floor, 2 double panelled radiators, hardwood double glazed windows with vertical blinds and a hardwood double glazed french doors with vertical blinds (overlooking south facing garden) leading to a rear Paved Patio and Lawned Garden, Velux window, whitened natural stone walls and 4 power points.

## Kitchen



10'7" x 8'0" (max measurement to include opening)  
(3.23m x 2.44m (max measurement to include opening))  
with a slate floor, range of fitted floor and wall cupboards, inset single drainer Stainless Steel sink unit with mixer tap, 4 Ring LP Gas Cooker Hob, Bosch built in electric Single Oven/Grill, Cooker Hood, built in Dishwasher, uPVC double glazed window with roller blind, uPVC double glazed door to rear garden, 8 power points, cooker box, built in Washing Machine, built in Refrigerator and 4 down lighters.

## Shower Room



10'4" x 9'8" (max measurement) (3.15m x 2.95m (max measurement))

With a ceramic tile floor, white suite of WC, Wash Hand Basin in vanity surround and a glazed and tiled Shower Cubicle with a thermostatic shower, uPVC double glazed window, chrome heated towel rail/radiator, robe hook, extractor fan and an illuminated wall mirror and a fitted Airing Cupboard with shelving, 1 power point and a Worcester wall mounted LP Gas Boiler (heating domestic hot water and firing central heating).

## First Floor

### Landing

with fitted carpet, mains smoke detector, ceiling light, Velux window over stairwell and a built in wardrobe/cupboard with hanging rail.

### Bedroom 1



14' 11" x 9'7" (4.27m 3.35m x 2.92m )

with fitted carpet, Velux window with blind, exposed 'A' frame and open beams, double panelled radiator, 2 spot lights and 4 power points.

## Bedroom 2



14'10" x 7'10" (4.52m x 2.39m)

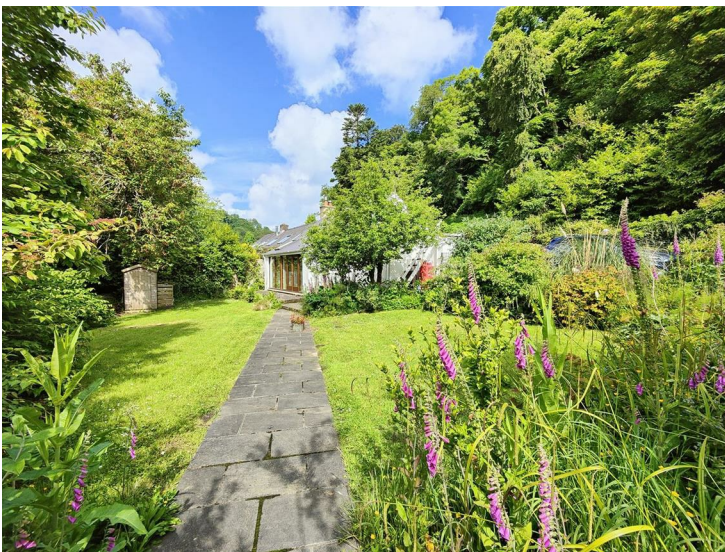
with fitted carpet, Velux window with blind, exposed 'A' frame and open beams, whitened and natural stone walls, double panelled radiator, spot light and an uPVC double glazed door to a Flat (Rubberoid) Roof with an external steel staircase leading to rear garden.

## Externally

Directly to the fore of the Property is a small paved path together with a Holly Tree an adjacent to the eastern gable end of the Cottage is a gravelled hardstanding area which allows for Off Road Parking for 2/3 Vehicles. A Pedestrian gate leads to a good sized enclosed rear Lawned Garden with Paved Patio Areas, Flowering Shrubs, Fuchsias, Pampas Grass and Cherry Trees.

There is also a :-

## Timber Garden Shed



6' 0" x 3'0" (1.83m 0.00m x 0.91m)

Log Store.

3 Outside Lights (one Sensor Light).

## Services

Mains Water, Electricity and Drainage are connected.LP Gas Central Heating. Hardwood Double Glazed Windows & Doors and 2 uPVC Double glazed Windows and a uPVC Double Glazed Pedestrian Door. Roof Insulation. Telephone, subject to British Telecom Regulations.

## Tenure

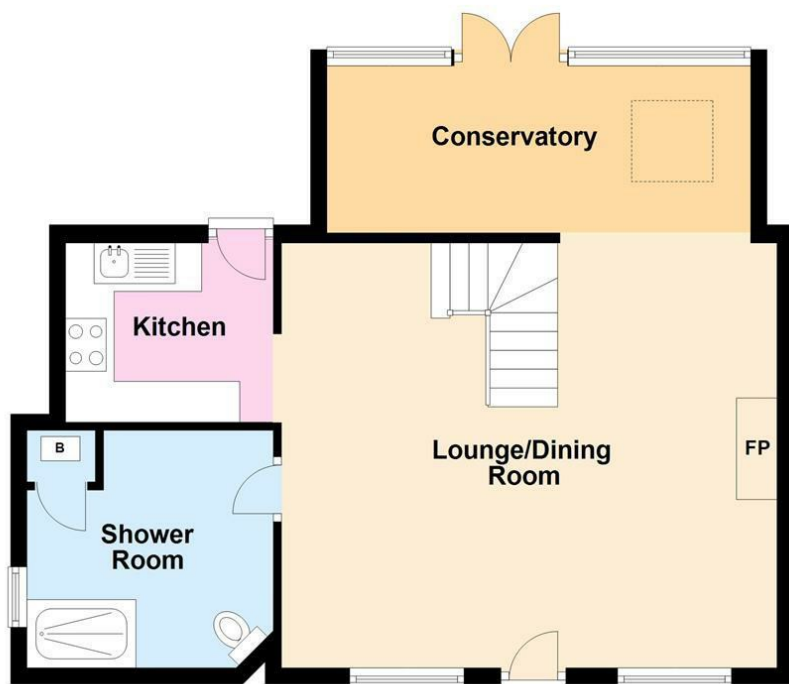
Freehold with Vacant Possession upon Completion.

## Remarks

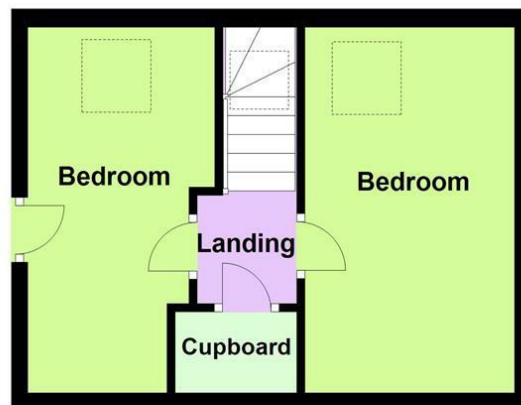
Ty Celynnen is a deceptively spacious, Semi Detached 2 Storey Cottage Residence which has comfortable, 2 Reception, 2 Bedroom, Kitchen and Shower Room accommodation. In addition, it has Hardwood and uPVC Double Glazed Windows and Doors, LP Gas Central Heating and Roof Insulation. It has a good sized private south facing enclosed Lawned Garden with Paved Patios together with Mature Trees and Flowering Shrubs. In addition, there is a gravelled hardstanding allowing for Off Road Parking for 2/3 Vehicles. It is ideally suited for a Couple, Retirement, a Small Family or for Letting purposes and is offered "For Sale" with a realistic Price Guide. Early Inspection is strongly advised.

# Floor Plan

## Ground Floor

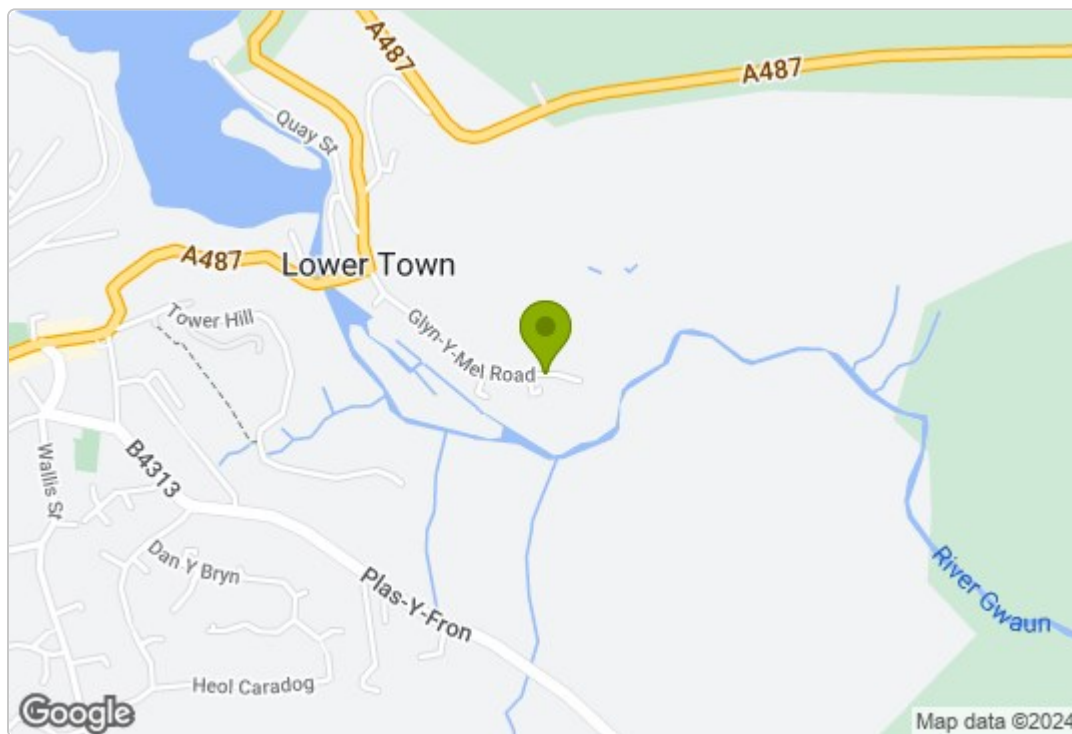


## First Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			67
(55-68) D		39	
(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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