



1 Dwrbach Cottages, Dwrbach, Fishguard, Pembrokeshire, SA65 9RJ

Price Guide £325,000

Welcome to 1 Dwrbach Cottages, this bespoke home offers a fantastic opportunity to enjoy the lifestyle of coastal living. The property has been renovated in recent years with contemporary finishes but still holding on to the warmth and style of a traditional stone built property. The property offers a fantastic ground floor area with a large living spaces and potential 4th bedroom or home office which is great for family purposes and it also has the benefit of a large wood burning stove. The first floor offers 3 good size bedrooms, 1 of which has a en-suite with a custom fitted bathroom on the ground floor and a a fully insulated loft space. Externally, the property is striking with decorative well established lawned garden and patio area. To the side of the property is the garage/workshop which has the benefit of ample off road parking.

A short drive or walk is Fishguard which offers local amenities and attractions and access to local beaches and the Pembrokeshire Coastline.

Situation

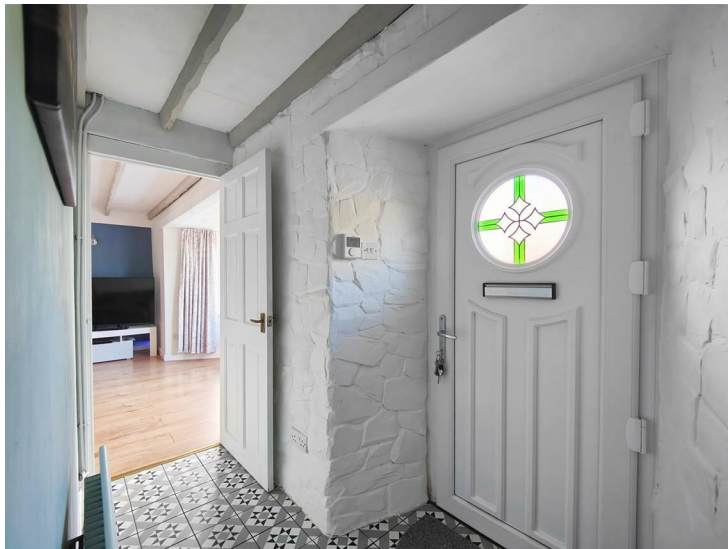
Dwrbach is a delightful hamlet situated on the outskirts of the popular village Scleddau standing south of the market town of Fishguard and some 12 miles or so north of the county town of Haverfordwest. Dwrbach has the benefit great transport link using the A40. Fishguard being close by, has the benefit of a great local shops together with a wide range of amenities and facilities. 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 coastpath is within 2 miles or so of the property and also close by are the other well known sandy beaches.

Directions

From fishguard take the A40 south toward the village of scleddau. Pass through the village and some 500 yards on, the property is located on the left hand side of the road. A for sale board will be erected on site.

Hallway



A decorative tiled floor, open beamwork, ceiling light, coat hooks and thermostat for central heating.

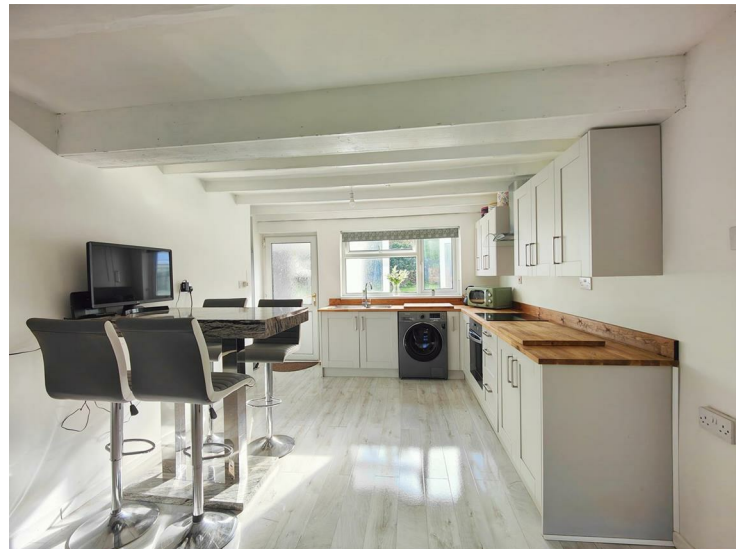
Living Room



18'0" x 12'9" (5.5 x 3.9)

Laminate wood effect flooring, decorate open beamwork, wood burner on a tiled hearth, wall lighting, ample power points and Upvc large bay window.

Kitchen



16'4" x 13'5" (5.0 x 4.1)

Laminate gloss flooring, newly fitted kitchen with a range of floor and wall units with solid oak countertops, electric fan oven and induction 4 ring hob, breakfast bar, ample power points, ceiling lights and opening to:

Dining Room



17'0" x 10'9" (5.2 x 3.3)

Laminate gloss flooring, ceiling light, radiators, exposed beams and patio sliding door to:

Conservatory

With tiled floor, Upvc door and windows

Rear Porch



Tiled flooring, ample power points, sink unit and door leading to rear garden.

Bathroom



7'2" x 6'10" (2.2 x 2.1)

Tile floor, fitted white suite of bath with shower attachments, hand wash basin, WC and Upvc double glazed window.

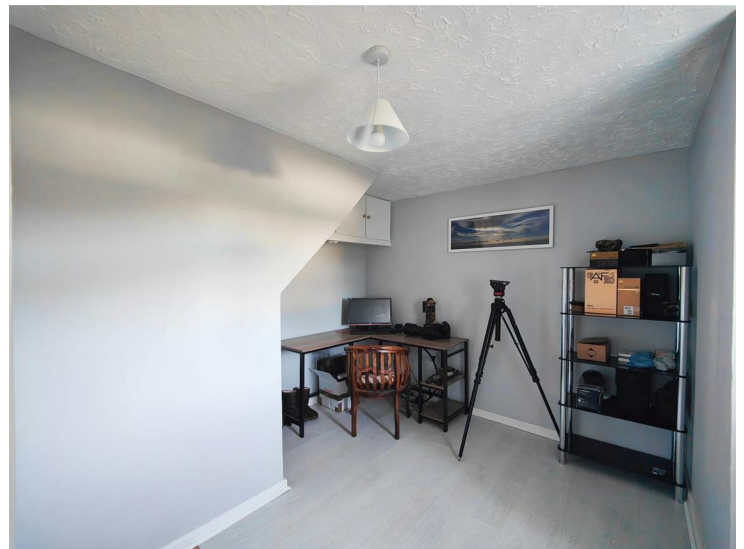
Seperate WC

Fully tiled, WC and Upvc double glazed window.

Boiler Room

Decorative tiled floor, Worcester oil combination boiler, ceiling light and Upvc double glazed window.

Bedroom 4 / Home office



10'9" x 10'2" (3.3 x 3.1)

Laminate floor, ample power points, radiator, understairs cupboard and Upvc double glazed window.

First Floor

Landing



Fitted carpet, ceiling light, access to insulated loft space and doors leading to all main rooms.

En-suite Shower Room



Tiled floor, fitted white suite of shower, WC, hand wash basin,

Bedroom 1



11'5" x 11'1" (3.5 x 3.4)
L shaped room, fitted carpet, ample power points and radiator.

Bedroom 2



14'5" x 7'10" (4.4 x 2.4)
L shaped with fitted carpets, ample power points, radiator and Upvc double glazed window.

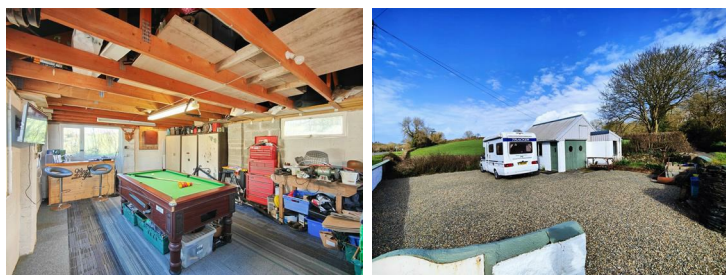
Bedroom 3



11'9" x 7'10" (3.6 x 2.4)

Fitted carpets, ample power points, radiator and Upvc double glazed window.

Garage / Workshop



20'8" x 14'5" (6.3 x 4.4)

Concrete floor with mains electric, loft storage area, ceiling lights, single and double opening doors leading to a large off road parking area.

Externally

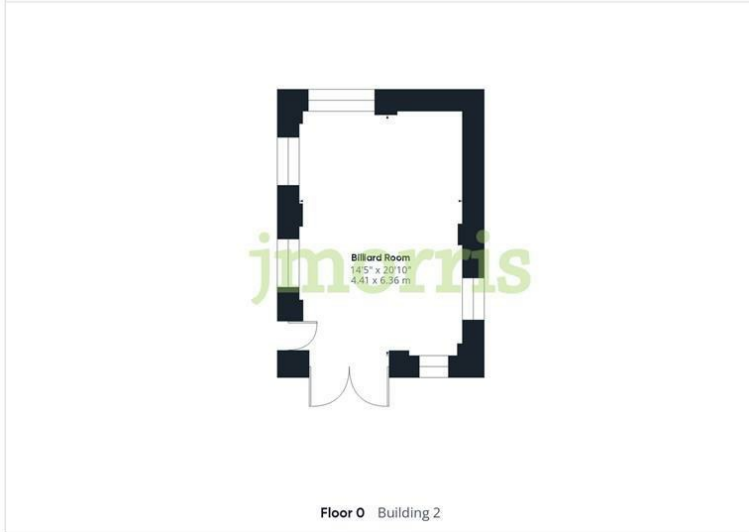
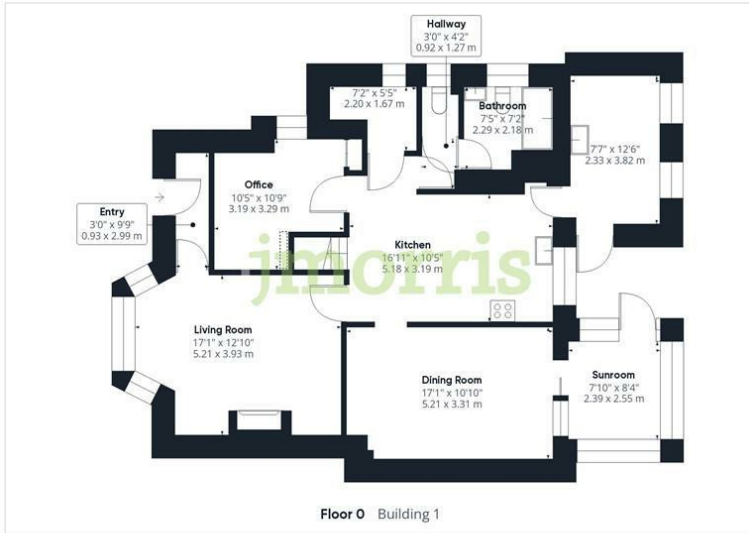
A large lawned rear garden with paved patio and decorative stone and slate boundaries offer a great entertainment space or family garden. A open faced storage shed and off road parking to the side of the property are just some of the benefits this property offers.

Services

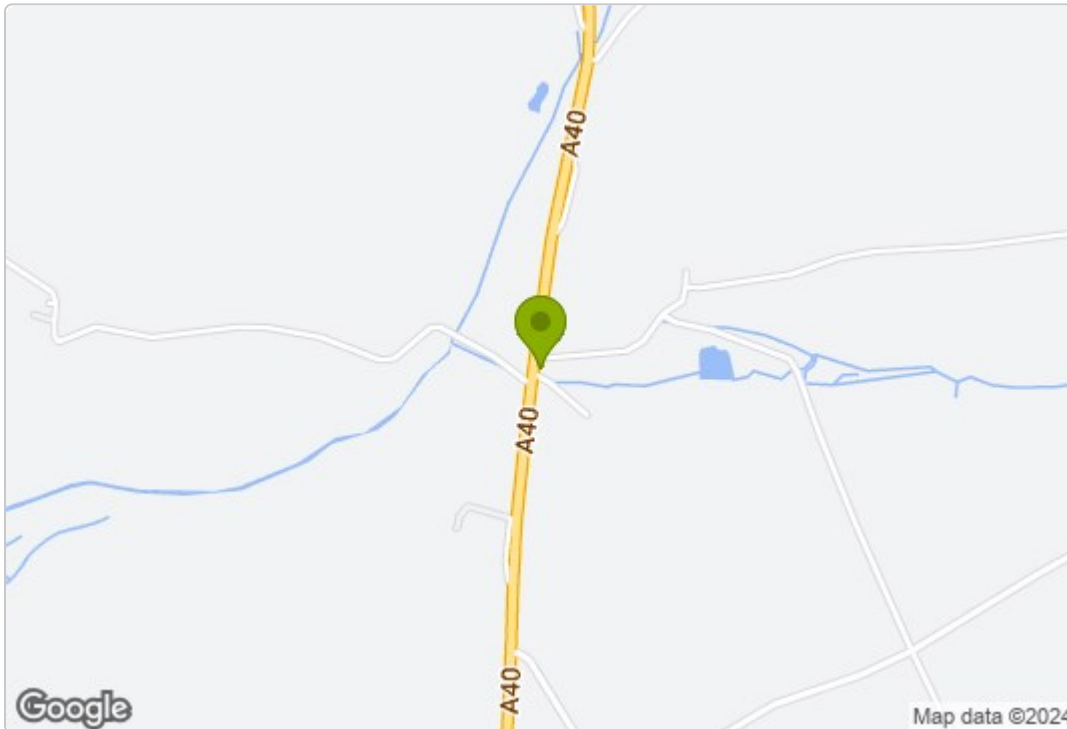
We have been advised that the property benefits from oil central heated, mains water, private septic tank, fibre broadband available.

We have been advised that the property is Freehold.

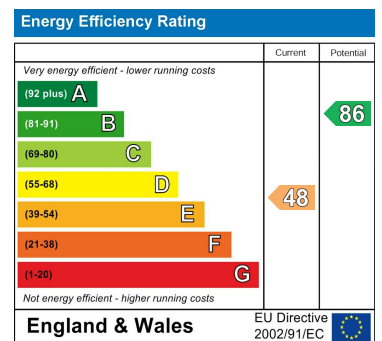
Floor Plan



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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com