



Pencowrw, Sladeway, Fishguard, Pembrokeshire, SA65 9NY

Price Guide £375,000

*A spacious Detached 2 storey (1950's) Dwelling House.

*Comfortable 2 Reception, Kitchen, 3 Bedrooms, 2 Bath/Shower and Loft Room accommodation.

*Gas Central Heating, mainly uPVC Double Glazed and Loft Insulation.

*Garage and Off Road Parking for 3/4 Vehicles.

Good Sized Front and Rear Gardens with Patios, Flowering Shrubs, Conifers and a Lawn.

*The Property is in need of some modernisation, cosmetic improvement and updating.

*Ideally suited for Family or Retirement purposes.

*Early inspection strongly advised.

Situation

Fishguard is a popular Market Town which stands on the North Pembrokeshire Coastline some 15 miles or so north of the County and Market Town of Haverfordwest.

Fishguard 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, Cafes, Take-Away's, a Post Office, Library, Supermarkets, Petrol Filling Station/Store, a Cinema/Theatre and a Leisure Centre.

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

The Pembrokeshire Coastline at The Parrog, Goodwick, is within a mile or so of the Property and also close by are the other well known sandy beaches and coves at Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Pwllgwaelod, Cwm-yr-Eglwys and Newport Sands.

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 Post Office, Library, Supermarkets, Petrol Filling Stations, Repair Garages, a Further Education College, Leisure Centre, The County Council Offices and The County Hospital at Withybus.

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.

Sladeway is a popular residential area which is situated within 300 yards or so of the Shops at West Street. Pencowrw stands within 500 yards or so of Fishguard Town Shopping Centre and Market Square.

Directions

From the office of Messrs JJ Morris turn left in the direction of Goodwick and some 130 yards or so further on take the 3rd turning on the right (just past the zebra crossing) into Brodog Lane. Continue on this road for 170 yards or so and follow the road to the right into Sladeway. Proceed on this road for a further 130 yards and Pencowrw is situated on the left hand side of the road. A 'For Sale' board is erected on site.

Description

Pencowrw comprises a Detached 2 storey Dwelling House of cavity brick construction with rendered and coloured roughcast elevations under a pitched slate roof. There is a single storey extension to the rear of cavity concrete block/brick construction with rendered and coloured roughcast elevations under a flat fibreglass roof. Accommodation is as follows:-

Hardwood Entrance Door to:-

Porch

3'4" x 3'0" (1.02m x 0.91m)

With terrazzo tile floor and a glazed door to:-

Hall



9'0" x 8'6" (2.74m x 2.59m)

With fitted carpet, radiator, staircase to First Floor, understairs storage cupboard, ceiling light, telephone point, 1 power point, smoke detector and doors to Kitchen, Dining Room and:-

Sitting Room



24'3" x 15'0" maximum (7.39m x 4.57m maximum)

With fitted carpet, 2 double panelled radiators, 3 uPVC double glazed windows (2 bay), tiled open fireplace, 3 wall

lights, alcove with fitted bookshelves, TV aerial cable and 10 power points.

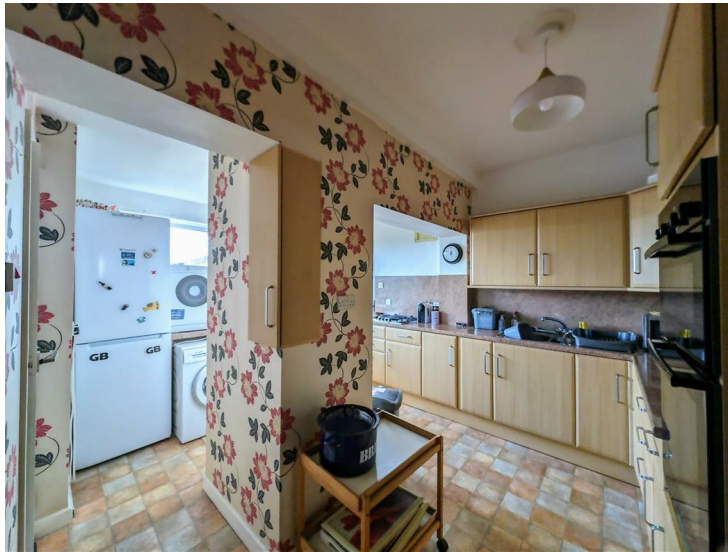
Dining Room



15'10" x 12'5" (4.83m x 3.78m)

With fitted carpet, coal effect gas fire, ceiling light, uPVC French door to rear garden, double panelled radiator, 3 power points and archway to:-

Kitchen/Utility Area



14'7" x 11'4" (4.45m x 3.45m)

With vinyl floor covering, range of laminated Beech floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, 4 ring Gas Cooker Hob, built in Neff eye level Double Oven/Grill, uPVC double glazed window overlooking rear garden (affording Sea views), uPVC double glazed door to exterior, 2 ceiling lights, plumbing for automatic washing machine and dishwasher, cooker box, 9 power points, built in storage cupboards and door to:-

Shower Room



7'9" x 3'11" (2.36m x 1.19m)

With vinyl floor covering, suite of corner Wash Hand Basin, WC and Shower Tray, Mira Sport 8 electric shower, shower curtain and rail, part tile surround, 2 windows (1 uPVC double glazed), towel ring, toilet roll holder, Dimplex wall mounted fan heater, wall light and a Triton handwash electric water heater.

A staircase from the Hall gives access to a:-

Quarter Landing

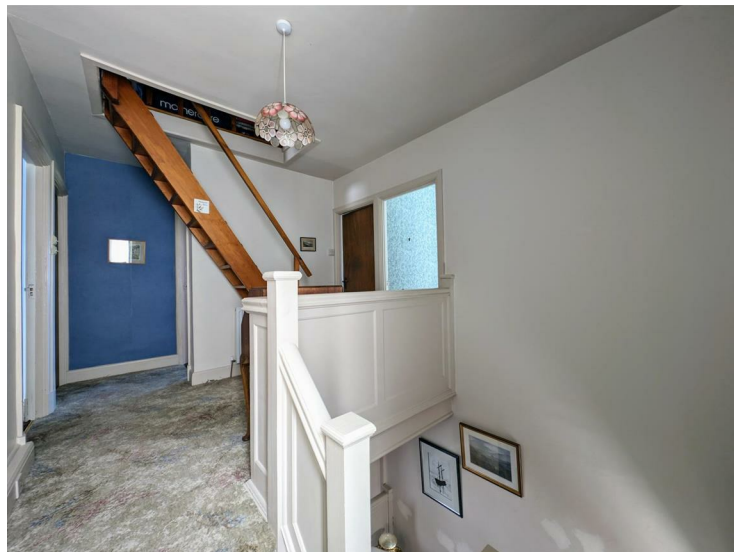
With fitted carpet, single glazed window and a short flight of stairs to a:-

Three Quarter Landing

With fitted carpet, uPVC double glazed window, built in cupboard and stair to:-

First Floor

Landing



10'8" x 9'3" (3.25m x 2.82m)

('T' shaped maximum) With fitted carpet, ceiling light, radiator, 1 power point, open tread staircase to Second Floor and doors to Bedrooms, Bathroom and:-

Separate WC



6'7" x 2'11" (2.01m x 0.89m)

With vinyl floor covering, WC, uPVC double glazed window, ceiling light and half tiled walls.

Bathroom



8'7" x 6'7" (2.62m x 2.01m)

With vinyl floor covering, white suite of tiled panelled Bath, Wash Hand Basin and a Glazed and Aquaboard Shower Cubicle with a thermostatic shower, half tiled walls, uPVC double glazed window, ceiling light, radiator, towel rail, electric wall heater, mirror fronted bathroom cabinet and a Boiler Cupboard housing a Glow Worm wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

Bedroom 1 (Rear)



12'5" x 12'3" (3.78m x 3.73m)

With fitted carpet, uPVC double glazed window with roller blind (affording delightful Coastal Sea Views over Fishguard Bay to Dinas Head), Wash Hand Basin, double panelled radiator, range of mirror fronted wardrobes along one wall, 2 built in storage cupboards, fitted headboard with bedside cabinets either side, fitted dressing table, ceiling light, 2 wall spot/reading lights and 4 power points.

Bedroom 2 (Front)



15'1" x 12'2" (4.60m x 3.71m)

With fitted carpet, uPVC double glazed window, ceiling light, double panelled radiator, wall shelves and 2 power points.

Bedroom 3 (Front)



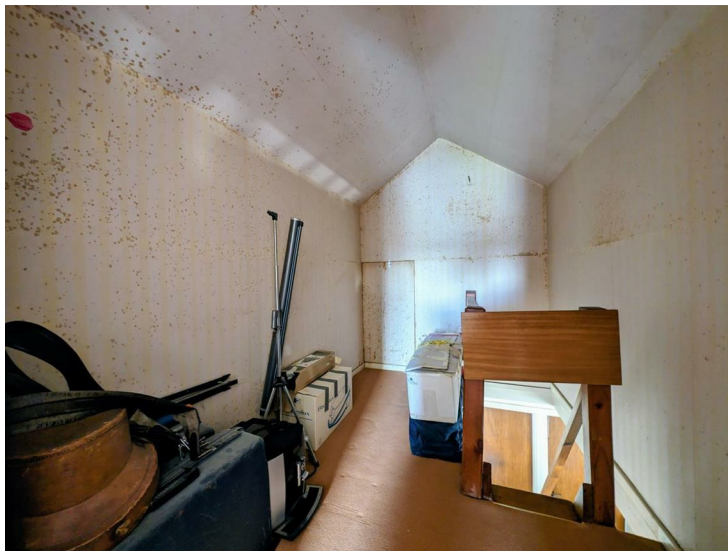
13'2" x 12'1" (4.01m x 3.68m)

With fitted carpet, double panelled radiator, uPVC double glazed window, ceiling light, built in wardrobes with cupboards above, tiled feature fireplace, fitted bookshelves and 3 power points.

An open tread staircase from the Main Landing gives access to a:-

Second Floor

Landing



9'3" x 6'2" maximum (2.82m x 1.88m maximum)

With fitted carpet, wall strip light, access to an Insulated and part boarded Loft with electric light and power points and door to:-

Store Room



10'5" x 10'0" (3.18m x 3.05m)

With fitted carpet, uPVC double glazed window, wall reading light and 2 power points.

Externally

A gated entrance off Sladeway leads into the property and to the fore is a Concrete and Paved Patio area together with Flower and Shrub borders including Hydrangeas, Fuschias etc etc. There is a concrete path surround to the Property and to the side and leading off Sladeway is a tarmacadamed drive which leads to a:-

Garage



19'0" x 10'0" approx (5.79m x 3.05m approx)

Of concrete section construction with a corrugated cement fibre roof. It has a metal up and over door and a single glazed window.

To the rear of the Property are Paved and Concreted Patio areas together with Flowering Shrubs and beyond is a Lawned Garden with Conifers, Fuschias, Hydrangeas and a Bay Tree.

The entire property is bounded in the main by either brick

or concrete block walls.

Outside Electric Light.

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

Services

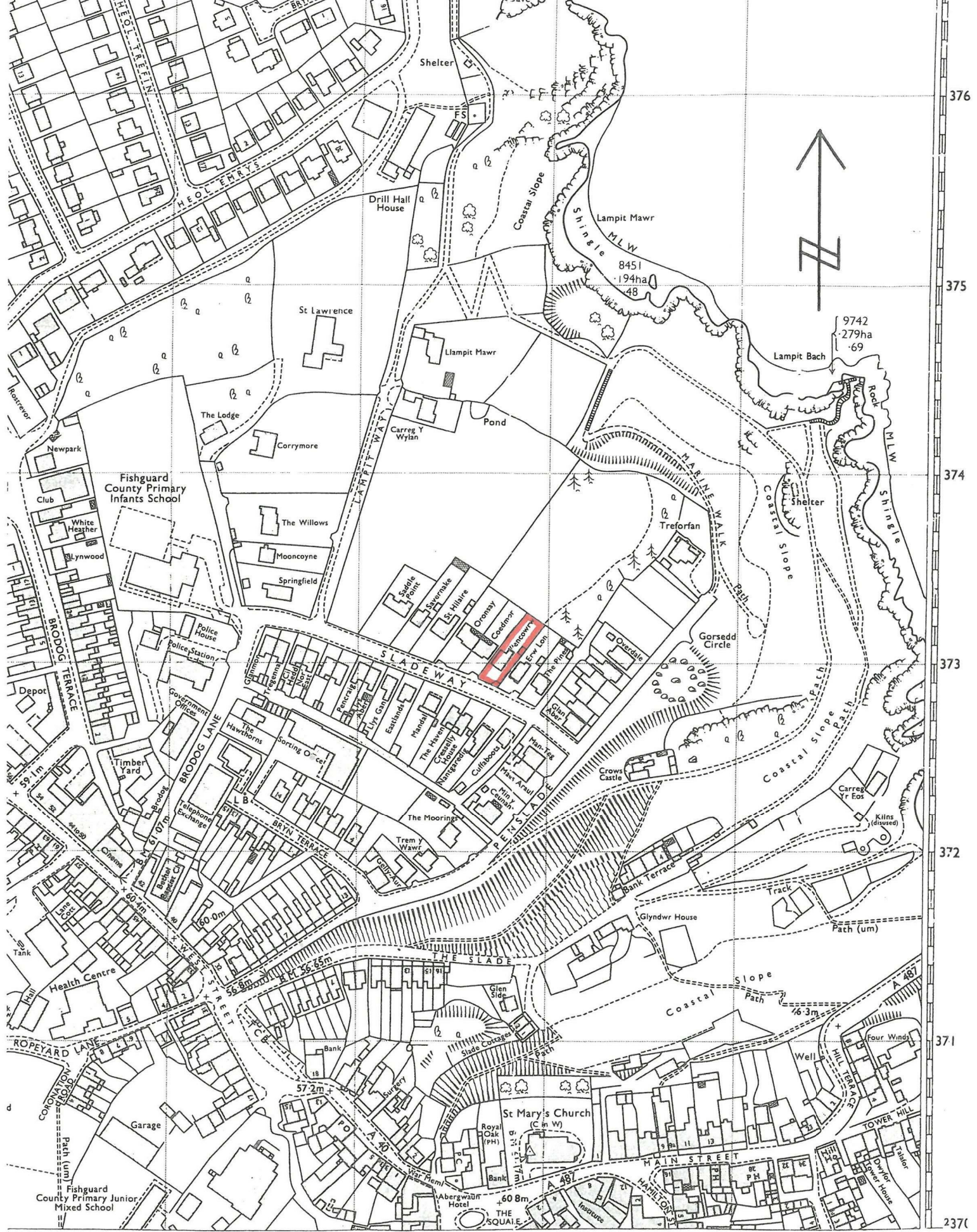
Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. Mainly uPVC Double Glazed. Loft Insulated and part Boarded. Telephone, subject to British Telecom Regulations. Broadband Connection. Wiring for Satellite TV.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

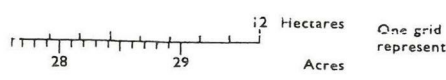
Pencowrw is a deceptively spacious Detached 2 storey Dwelling House which is ideally suited for family or retirement purposes. The Property is in need of some modernisation and updating, although it has the benefit of Gas Central Heating, uPVC Double Glazing (in the main) and a Insulated and Part Boarded Loft. In addition, it has a Garage as well as Off Road Parking for 3/4 Vehicles as well as easily maintained front and rear Patio Gardens with Flowering Shrubs and a Lawned Garden at the rear. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



Pencowrw, Sladeway,
Fishguard, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only



he Ordnance Survey, Southampton.

val of land

Floor Plan



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		
(55-68) D		
(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 - F

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@jjmorriss.com

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

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

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