



10 Maes Awel, Scleddau, Fishguard, Pembrokeshire, SA65 9QZ

Price Guide £249,500

*An exceptional Detached single storey Bungalow residence.

*Well appointed, 2/3 Reception, 3 Bedroom and 1 Bathroom accommodation in first class decorative order throughout.

*LP Gas Central Heating, uPVC Double Glazing and Loft Insulation.

*Spacious Double Garage, Shower Room, Utility/Freezer Room and a Boarded Loft Work/Store Room.

*Off Road Parking for 2/3 Vehicles as well as a small Lawned Garden to the fore with Flower Beds.

*A good sized immaculately kept rear Lawned Garden with Flowering Shrubs, Conifers, an Oak Tree, Concreted Patio areas, Garden Shed, Timber Garden Store and Bin Store.

*Delightful Rural Countryside views. Ideal Retirement/Family home. Inspection essential. Realistic Price Guide.

Situation

Scleddau is a popular village which is situated some 2 miles or so south of the Market Town of Fishguard and some 12 miles or so north of the County and Market Town of Haverfordwest

Scleddau has the benefit of a Public House, Repair Garage, Trailer Centre and a former Chapel. Fishguard being close by, 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, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

Fishguard Harbour being close by, provides a Ferry Terminal for Southern Ireland and in addition, there is a Railway Station. The Pembrokeshire Coastline at the Parrog is within 2 miles or so of the Property and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm-yr-Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

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 The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Maes Awel is a medium sized Residential Estate which is approached off Chapel Road and is within a short walk of the centre of the village and the Main A40 Fishguard to Haverfordwest road.

Directions

From the offices of Messrs JJ Morris at 21 West Street turn right and proceed up to Market Square and follow the road to the right into the High Street. Continue on this road for a half a mile or so and upon reaching the bypass roundabout, take the first exit signposted to Haverfordwest. Continue on this road for a mile and a half or so and in the village of Scleddau take the turning on the right at the crossroads adjacent to The Gate Public House into Chapel Road. Continue on this road for a 100 yards or so and take the first turning on the right. Continue on this road for a few hundred yards into Maes Awel and proceed straight on to the end of the Cul-de-Sac and Number 10 is the Bungalow directly facing. A 'For Sale' board is erected on site.

Description

10 Maes Awel comprises a Detached single storey Bungalow residence of cavity concrete block and brick construction with brick faced elevations under a pitched concrete tile roof. Accommodation is as follows:-

Storm Porch

With electric light and a uPVC double glazed door to:-

Hall



With fitted carpet, cove and artex ceiling, telephone point, radiator, 2 power points, opening to Inner Hall and doors to Kitchen/Dining Room and:-

Sitting Room



13'6" x 12'9" (4.11m x 3.89m)

With fitted carpet, reformite stone fireplace housing a coal effect electric fire, uPVC double glazed bay window, TV point, ceiling light point, radiator and 8 power points.

Kitchen/Dining Room



21'6" x 10'2" (6.55m x 3.10m)

With a laminate tile floor, range of Oak fitted floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, uPVC double glazed window, ceiling light, radiator, 4 downlighters, wall light, ceiling light, built in Neff electric Single Oven/Grill, 4 ring Ceramic Hob and a Cooker Hood (externally vented), part tile surround, concealed worktop lighting, central heating thermostat control, telephone point, 13 power points, carbon monoxide alarm, cove and artex ceiling, Boiler Cupboard with wall light, shelves and a Worcester wall mounted LP gas condensing/combination boiler (heating domestic hot water and firing central heating) and opening to:-

Conservatory



13'6" x 10' (4.11m x 3.05m)

Being uPVC double glazed with a laminate tile floor, 2 double panelled radiators, 6 power points, uPVC double glazed windows with roller blinds, 2 wall lights and a uPVC double glazed door to rear garden.

Inner Hall

With fitted carpet, 2 power points, arched alcove with concealed light, mains smoke detector, cove and artex ceiling, picture light, radiator and access to an Insulated Loft.

Bedroom 1



11'6" x 10'3" (3.51m x 3.12m)

With fitted carpet, double panelled radiator, cove and artex ceiling, ceiling light, TV point, 4 power points, uPVC double glazed window and a range of mirror fronted wardrobes with corner shelves, concealed lighting and a fitted dressing table.

Bedroom 2 (front)



12'2" x 9'8" (maximum measurement) (3.71m x 2.95m (maximum measurement))

With fitted carpet, radiator, cove and artex ceiling, built in double wardrobe, built in cupboard with shelves, radiator and 4 power points.

Bedroom 3 (front)



9'7" x 9'3" (2.92m x 2.82m)

With fitted carpet, cove and artex ceiling, radiator, uPVC double glazed window with roller blind, TV point, built in double wardrobe with shelf and 6 power points.

Shower Room



With white suite of Wash Hand Basin, WC and and a glazed and tiled Shower Cubicle with a Mira Advance electric shower, half tiled walls, chrome dual fuel towel rail, radiator, ceiling light, towel rail, toilet roll holder, mirror, shaver point, 2 towel rings, cove and artex ceiling and a built in cupboard with shelves.

Directly to the fore of the Property is a concrete hardstanding which allows for Off Road Vehicle Parking Space and gives access to a:-

Double Garage



18'6" x 18'3" (5.64m x 5.56m)

Of cavity concrete block and brick construction with brick faced elevations under a pitched concrete tile roof. It has 2 fibreglass electrically operated up and over doors, uPVC double glazed pedestrian door with roller blind, 4 strip lights, electricity consumer unit, interlocking rubber tiled floor, 4 power points, access to a Boarded Loft and sliding doors to Utility/Freezer Room and:-

Shower Room



8'7" x 3'10" (2.62m x 1.17m)

With ceramic tile floor, uPVC double glazed window, suite of Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Mira Sport electric shower, extractor fan, 2 downlighters, 2KW Glen wall mounted fan heater, chrome electrically heated towel rail/radiator, fully tiled walls, soap dish, towel ring, Triton hand wash electric water heater and a mirror fronted bathroom cabinet.

Utility Room



9'6" x 5'10" (2.90m x 1.78m)

With uPVC double glazed window with roller blind, ceramic tile floor, strip light, fully tiled walls, plumbing for automatic washing machine, stainless steel bowl, Triton hand wash electric water heater, towel rail, appliance points, 6 power points, storage cupboard and wall cupboards.

Boarded Loft

22' x 18'6" (6.71m x 5.64m)

Accessed via an aluminium Slingsby type ladder from the Garage with 2 Velux windows, workbench, 2 strip lights and 2 power points.

There is a small Lawned Garden to the fore with a flower and shrub border and to one side is a concreted Patio area together with a Timber Garden Shed 8' x 6' with electric light and power points. To the other side of the Property is a concrete path together with a Timber Garden Store and a Timber Bin Store. To the rear of the Property is an immaculate (picture postcard) garden with a good sized Lawned area, Flower and Shrub Borders, Conifers, an Oak Tree, Chipping Paths and a Concreted Patio Area. There is also a Pergola with a Boston Creeper and a Grape Vine. To appreciate the gardens to their full extent inspection is essential and strongly advised.

4 Outside Power Points. 2 Outside Water Taps. 4 Outside Electric Lights (2 sensor lights).

Services

Mains Water (metered supply), Electricity and Drainage are connected. Liquid Propane Gas (from a central gas compound) Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom regulations. Broadband Connection. Wiring for Satellite TV.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

10 Maes Awel is an exceptional Detached single storey Bungalow residence which stands in immaculate gardens and grounds from where delightful rural views be enjoyed over open countryside towards the North Pembrokeshire Coastline at Fishguard Bay. The Property is in excellent decorative order throughout and has the benefit of LP Gas Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has Off Road Parking for 2/3 Vehicles as well as a good sized cavity wall built Double Garage with Boarded Loft, Shower Room and a Utility/Freezer Room. The Property is ideally suited for Family or Retirement purposes and is offered 'For Sale' with a realistic Price Guide. In order to appreciate the qualities of the Property and indeed its location and immaculate Gardens and Grounds, inspection is essential. Realistic Price Guide.



Floor Plan

Ground Floor

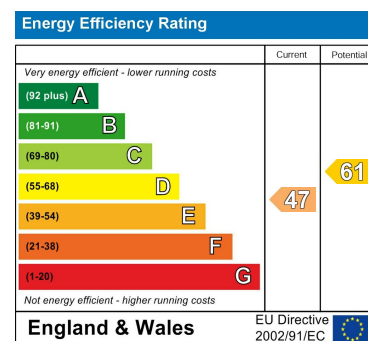


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced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

Area Map



Energy Efficiency Graph



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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