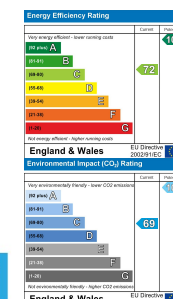


35 Maes Awel, Scleddau, Fishguard, Pembrokeshire, SA65 9QZ

- Detached House
- Two Reception Rooms
- Well Presented
- Enclosed Rear Garden
- Double Garage
- Three Double Bedrooms
- Bathroom & Separate WC
- Contemporary Kitchen
- Off Road Parking
- EPC Rating: C

Offers In Excess Of £240,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band D Pembrokeshire
DRAINAGE: Drainage to public sewer
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

We would respectfully ask you to call our office before you view this property internally or externally

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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The Agent that goes the Extra Mile



****VIRTUAL VIEWING VIDEO AVAILABLE****

A well presented property situated in the popular and convenient village of Scleddau, just two miles south of Fishguard. The property benefits from three bedrooms, a double garage, gas central heating, and an enclosed rear garden. This would make an ideal family home.

This contemporary home briefly comprises; an entrance porch, open plan living room / dining room, fitted kitchen with matching wall and base units, and family room which could equally be utilized as a study or breakfast room off the kitchen with patio doors overlooking the garden. On the first floor; there are three double bedrooms, a stylish family bathroom and an additional WC. Externally to the front of the property there is an area with low maintenance stones, and a path leading to the rear garden. The rear garden is enclosed on all sides with gated access, and includes a decking area. There is ample parking for two cars and a double garage.

Scleddau is a quiet village on the A40, and is within easy reach of the market town of Fishguard. This has a range of shops, schools, leisure centre, library etc. The railway station has regular train services, and the harbour is the ferry terminal to Southern Ireland. The county town of Haverfordwest is approx. 14 miles away, with a regular bus service from the village.



Porch

2'7" x 5'3" (0.79m x 1.61m)

Lounge/Dining Room

23' 5" x 14' 3" (7.01m 1.52m x 4.27m 0.91m)

Family Room

8'5" x 10'10" (2.56m x 3.29m)

Kitchen

8'5" x 14'10" (2.56m x 4.52m)

First Floor Landing

8'8(max) x 13'9(max) (2.64m(max) x 4.19m(max))

Bedroom

11'3" x 10'10" (3.42m x 3.29m)

Bathroom

8'5" x 10'10" (2.56m x 3.29m)

Bedroom

9'0" x 10'10" (2.75m x 3.29m)

Bedroom

6'10" x 14'10" (2.08m x 4.52m)

WC

5'5 x 3'4 (1.65m x 1.02m)

Double Garage

16' 3" x 16' 1 (4.88m 0.91m x 4.88m 0.30m)



DIRECTIONS

From our Fishguard office proceed up High Street, continue until you reach the roundabout, go straight ahead and follow the A40 for two miles until you reach the village of Scleddau. Turn right at the crossroads into Chapel Road, take first right into Waun Las, and continue into Maes Awel. You will find the property immediately on your right-hand side as indicated by our for sale board.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.