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## 32 Waun Las, Dwrbach – SA65 9RB

£179,950 Freehold

\*An attractive Semi Detached single storey Ex Local Authority Bungalow residence.

\*Comfortable Living Room, Kitchen/Breakfast Room, Utility Room, 2 Bedrooms and Bathroom accommodation.

\*Oil Central Heating, uPVC Double Glazing (just installed) and Loft Insulation.

\*Reasonable sized easily maintained Front and Rear Lawned Gardens.

\*Vehicle Parking Space available at the rear and adjacent to the Garden.

\*Ideally suited for a Couple, First Time Buyers, Retirement or for Investment purposes.

\*Early inspection strongly advised. Realistic Price Guide. EPC Rating D

## **Situation**

Scleddau is a popular village which stands some 2 miles or so south of the Market Town of Fishguard and some 12 miles north of the County of Haverfordwest. Scleddau has the benefit of a Public House, Trailer Centre, a former Chapel and a Community/Young Farmers Club Hall at Jordanston (within a mile). 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, Take-Aways, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre. Waun Las is a mixed Local Authority/Private Residential Area which stands within a few hundred yards or so of the centre of the village and the Main A40 Fishguard to Haverfordwest road.

## **Directions**

From Fishguard take the Main A40 road south for some 2 miles and in the village of Scleddau take the turning on the right at the crossroads (adjacent to The Gate Inn) into Chapel Lane. Continue on this road for 100 yards or so take the first turning on the right. Proceed on this road for 100 yards or so and 32 Waun Las is set in on the right hand side. A 'For Sale' board is erected in the front garden.

## **Description**

32 Waun Las comprises a Semi Detached single storey Bungalow residence of cavity brick/concrete block construction with mainly rendered and pebble dashed elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

### **uPVC Double Glazed Entrance Door to:-**

#### **Hall**

Dimensions: 5.03m x 1.47m (16'6" x 4'10"). With a laminate Oak floor, radiator, coat hooks, coved ceiling, smoke detector (not tested), dado rail, 1 power point, built in Cupboard with shelves, access to an Insulated Loft and doors to Bedrooms, Bathroom and:-

## **Sitting/Dining Room**

Dimensions: 4.93m x 3.81m (16'2" x 12'6" ). With a laminate Oak floor, fireplace housing a multifuel stove on a slate hearth, telephone point, 8 power points, 2 new double panelled radiators, 4 ceiling light, uPVC double glazed window with wooden blinds, coved ceiling and door to:-

## **Kitchen/Breakfast Room**

Dimensions: 3.96m x 2.74m approx (13'0" x 9'0" approx ). With a range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, uPVC double glazed window with roller blind (overlooking rear garden), Lamona 4 ring Induction Hob, built in Lamona electric Double Oven, built in Lamona Fridge Freezer, vertical designer radiator, 4 downlighters, Cooker Hood (externally vented), glass splashback, cooker box, 11 power points, strip light, coved ceiling, vinyl floor covering concealing a ceramic tile floor, electricity consumer unit and door to:-

## **Utility/Boiler Room**

Dimensions: 2.59m x 2.51m (8'6" x 8'3" ). With laminate flooring, Grant freestanding Oil Combination Boiler (heating domestic hot water and firing central heating), strip light, uPVC double glazed door to Rear Garden, uPVC double glazed window with roller blind, Honeywell central heating thermostat control, Honeywell central heating timeswitch and 6 power points.

## **Bedroom 1**

Dimensions: 3.84m x 3.07m (12'7" x 10'1"). With a Laminate wood floor, new double panelled radiator, coved ceiling, ceiling light, pull switch, uPVC double glazed window with wooden blinds and 6 power points.

## **Bedroom 2**

Dimensions: 3.05m x 2.74m (10'0" x 9'0" ). With a Laminate wood floor, uPVC double glazed window with wooden blinds, coved ceiling, ceiling light, pull switch, double panelled radiator and 4 power points.

## **Bathroom**

Dimensions: 1.96m x 1.70m (6'5" x 5'7" ). With white suite of panelled Bath, Wash Hand Basin in vanity surround and a WC, fully tiled walls, uPVC double glazed window with roller blind, electric shower over bath, glazed shower screen, extractor fan, ceramic tile floor, chrome heated towel rail/radiator, ceiling light and a toilet roll holder.

### **Externally**

There is a reasonable sized Lawned Garden to the fore bounded by a brick wall. There is a concrete path to the front and side of the bungalow and to the rear is a concreted Path/Patio together with a good sized Lawned Garden and a pedestrian access leading onto a Car Parking area where there is an allocated Vehicle Parking Space for 32 Waunlas. There is also a:- Garden Shed 8'0" x 6'0" and a 268 Gallon/1250 Litre Oil Tank. Outside Water Tap and an 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, Electricity and Drainage are connected. uPVC Double Glazing (just installed). Oil Central Heating. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

### **Tenure**

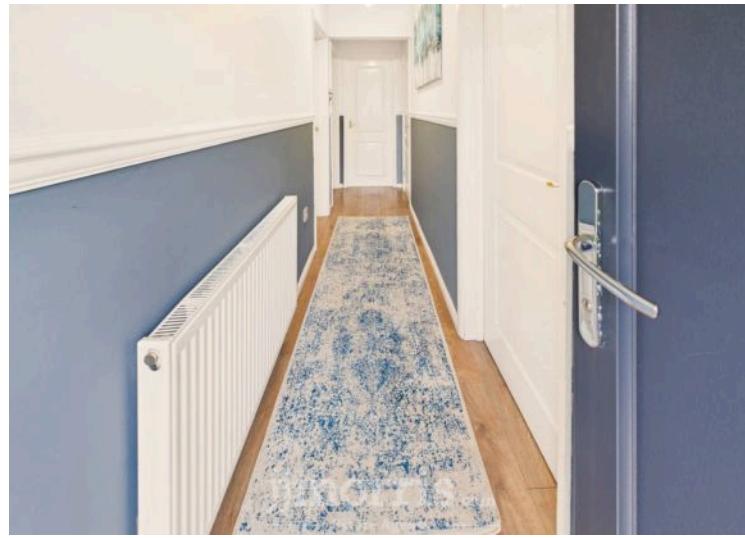
Freehold with Vacant Possession upon Completion.

### **Restrictions**

The Property carries an Occupancy Restriction limiting the Sale of 32 Waun Las to parties who have resided in the Old County of Dyfed i.e. Cardiganshire, Pembrokeshire or Carmarthenshire for at least 3 or more years.

### **Remarks**

32 Waun Las is an attractive well appointed single storey Bungalow residence which has been modernised and refurbished in recent years. It has comfortable accommodation which benefits a Hall, Sitting/Dining Room, Kitchen/Breakfast Room, Utility Room, 2 Bedrooms and a Bathroom. It also has Oil Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation. The property is in good decorative order throughout and has the benefit of reasonable sized, easily maintained Front and Rear Lawned Gardens. In addition, there is a hardstanding area adjacent to the Rear Garden which allows for Vehicle Parking Space. It is ideally suited for First Time Buyers, a Couple, Retirement or for Investment purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.







You can in

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