



## Hescwm Villa, Dwrbach – SA65 9RG

£325,000 Freehold

- An attractive 1930's Detached 2 storey Dwelling House.
- Comfortable accommodation including Porch, Hall, 3 Reception Rooms, Kitchen/Breakfast Room, 3 Bedrooms and Bathroom.
- Oil fired Central Heating, Cavity Wall Insulation and a Boarded and Insulated Loft.
- Garage and a Tarmacadamed Drive and an Ornamental Stone Hardstanding allowing for Vehicle Parking.
- Front and rear Lawned Gardens with Flowering Shrubs, Indian Sandstone and Concrete Paved Patio areas.
- Detached Multipurpose Building with WC, Electricity and Water connected and ideal as a Home Office, Games Room or the like.
- Ideally suited for Family, Retirement, Investment or for Letting.
- Early inspection strongly advised. Realistic Price Guide.

## SITUATION

Scleddau is a popular village which is situated 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, a Trailer Centre, a former Chapel and a Young Farmers Club/Community Hall at Jordanston (within a mile or so of the village). 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, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Library, Post Office, a Petrol Filling Station/Store, Repair Garages, Supermarkets and a Leisure Centre. Fishguard Harbour is within a short drive and provides a Ferry Terminal for Southern Ireland and in addition, there is a Railway Station.

### Local Area

The Pembrokeshire Coastline at The Parrog, Goodwick 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, which include The County Council Offices and The County Hospital at Withybush. 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 Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK. Scleddau Villa is situated within 2 miles or so of the Market Town of Fishguard and the Town Shopping Centre at Market Square.

## DIRECTIONS

From Fishguard, take the Main A40 Road south for some 2 miles and on entering the village of Scleddau, Hescwm Villa is the first Detached Property on the left hand side of the road. A "For Sale" Board is erected on site.

Alternatively from Haverfordwest, take the Main A40 Road north for some 12 miles passing through the village of Scleddau and on leaving the village in the direction of Fishguard, Hescwm Villa is the last Property on the right.

A "For Sale" Board is erected on site.

## DESCRIPTION

Hescwm Villa comprises a Detached 2 storey Dwelling House of mainly Cavity Brick construction with rendered and coloured roughcast elevations under pitched Slate and Lean-to Slate Roofs. Accommodation is as follows:-

### uPVC Double Glazed Entrance Door to:-

#### Porch

Dimensions: 1.75m x 1.37m (5'9" x 4'6"). (approx). With ceramic tile floor, double glazed windows and a half glazed (6 pane) door to:-

#### Hall

Dimensions: 3.30m x 1.78m (10'10" x 5'10"). With vinyl floor covering, staircase to First Floor, double panelled radiator, telephone point, ceiling light, coat hooks and doors to Living Room, Sitting Room, Kitchen/Breakfast Room and an:-

### Understairs Storage Cupboard

With electricity meter, consumer unit and electric light.

#### Sitting Room

Dimensions: 4.06m x 3.89m (13'4" x 12'9"). (maximum). With Pine floorboards, ceiling light, fireplace housing a Multifuel Stove on a Ceramic Tile hearth, picture rail, double panelled radiator, uPVC double glazed bay window, ceiling light, 2 TV points and 6 power points.

#### Living Room

Dimensions: 4.06m x 3.10m (13'4" x 10'2"). With vinyl floor covering, double panelled radiator, coved ceiling, ceiling light, tiled fireplace with a Multifuel Stove on a Marble and Ceramic Tile hearth, uPVC double glazed window, 4 power points and opening to:-

#### Dining Room

Dimensions: 4.85m x 2.18m (15'11" x 7'2"). With vinyl floor covering, double panelled radiator, uPVC double glazed window to rear with roller blind, uPVC double glazed French doors to rear Garden, ceiling light, opening to Kitchen/Breakfast Room and door to:-

### Separate WC

With suite of WC and Wash Hand Basin with mixer tap, ceiling light, vinyl floor covering, Xpelair air extractor and a toilet roll holder.

### **Kitchen/Breakfast Room**

Dimensions: 5.03m x 4.06m (16'6" x 13'4"). With vinyl floor covering, range of fitted floor and wall cupboards, inset single drainer one and a half bowl Stainless Steel sink unit, Stainless Steel splashback, built in dishwasher, Hotpoint 4 ring Ceramic Hob, built in Indesit eye level Electric Double Oven/Grill, 2 ceiling lights, 12 power points (2 concealed), Oil fired Rayburn Royale Range (heating domestic hot water, cooking and heating one radiator), 3 uPVC double glazed windows, double panelled radiator, door to Hall and an Airing Cupboard with a lagged cylinder and immersion heater.

### **Half Landing**

Dimensions: 1.68m x 0.91m (5'6" x 3'0"). With fitted carpet and stair to:-

### **First Floor**

#### **Landing**

Dimensions: 2.62m x 1.65m (8'7" x 5'5"). ("L" shaped maximum). With fitted carpet, ceiling light, uPVC double glazed window, telephone point, double panelled radiator, smoke detector (not tested), opening to Inner Landing and doors to Bedroom 2 and:-

#### **Bedroom 1**

Dimensions: 4.06m x 4.06m (13'4" x 13'4"). (maximum). With Pine floorboards, uPVC double glazed bay window, picture rail, double panelled radiator, ceiling light, TV aerial cable and 5 power points.

#### **Bedroom 2**

Dimensions: 4.04m x 3.10m (13'3" x 10'2"). With fitted carpet, uPVC double glazed window, picture rail, ceiling light, double panelled radiator and 6 power points.

#### **Inner Landing**

Dimensions: 2.57m x 0.91m (8'5" x 3'0"). With fitted carpet, access to an Insulated and Boarded Loft, ceiling light, smoke detector (not tested) and doors to Bathroom and:-

#### **Bedroom 3**

Dimensions: 4.06m x 2.26m (13'4" x 7'5"). With fitted carpet, single panelled radiator, ceiling light, 2 uPVC double glazed windows and 2 power points.

#### **Bathroom**

Dimensions: 3.10m x 2.46m (10'2" x 8'1"). With vinyl floor covering, suite of freestanding Bath with Shower attachment, Wash Hand Basin in a vanity surround and WC, uPVC double glazed window, ceiling light, tiled and glazed Shower Cubicle with an Electric Shower, half tiled walls, 2 Chrome heated towel rails/radiators and a mirror fronted bathroom cabinet.

### **Externally**

Directly to the fore of the Property is a large tarmacadamed drive which allows for ample Off Road Vehicle Parking and Turning Space as well as Ornamental Stone areas which provide additional parking, if required. There is a Concrete Path surround to the Property and to the side are Concreted and Paved Patio areas and to the rear is a Lawned Garden together with a raised Indian Sandstone Paved Patio. In addition, there are Flowering Shrubs as well as raised Beds. At the rear of the Property and adjoining the Dwelling House is a:-

#### **Utility Shed**

Dimensions: 2.51m x 1.14m (8'3" x 3'9"). With electric light, 2 power points and plumbing for an automatic washing machine. Adjoining the Property on the southern gable end is a:-

#### **Lean-to Boiler Shed**

Which houses an Oil Boiler. There is also an Oil Tank. At the rear of the Property are a range of Outbuildings as follows:-

#### **Multipurpose Shed**

Dimensions: 6.40m x 5.49m (21'0" x 18'0"). (approx). Of timber and corrugated iron construction which is currently divided into 3 areas and has the benefit of a Wash Hand Basin, Shower and WC. This building is ideally suited as a Home Office or alternatively could be utilised as a Games Room or as Overflow Accommodation to the Main Residence. There is also a:-

#### **Garden Shed**

Dimensions: 2.44m x 1.83m (8'0" x 6'0"). With electric light and 2 power points and a:-

#### **Garden Tool Shed**

With electric light and 2 power points. Adjacent is a:-

#### **Garage**

Dimensions: 5.18m x 2.84m (17'0" x 9'4"). Of concrete block construction under a box profile roof. It has a metal up and over door, strip light and 2 power points.

### **SERVICES**

Mains Water and Electricity are connected. Drainage to a Cesspit/Effluent Tank. Oil fired Central Heating. uPVC Double Glazed Windows and Doors. Cavity Wall Insulation. Boarded and Insulated Loft. Telephone, subject to British Telecom Regulations. Broadband Connection.

**TENURE**

Freehold with Vacant Possession upon Completion.

**REMARKS**

Hescwm Villa is an attractive Detached 2 storey 1930's Dwelling House which stands in it's own good sized Gardens and Grounds on the edge of this popular village and within 2 miles or so of the centre of the Market Town of Fishguard. The Property is in good decorative order throughout and benefits from Oil Central Heating, Cavity Wall and Loft Insulation and is uPVC Double Glazed. The Property has the benefit of a Garage, Garden Shed and Tool Shed as well as a Multipurpose Building which could easily be utilised as a Home Office or as Overflow Accommodation to the Main Residence. There are Lawned Garden areas to the front and rear as well as Flowering Shrubs, Raised Beds and also Concrete and Indian Sandstone Paved Patio areas. It is ideally suited for Family or Retirement purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.













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