



Ty Gwyn, Llandeloy – SA62 6ND

£475,000 Freehold

- A delightfully situated 2.75 Acre Residential Holding.
- Private location within 2 miles or so by road of the village of Croesgoch.
- Deceptively spacious Detached 2 storey Character Cottage Residence.
- Comfortable 2 Reception, Kitchen/Diner, Utility, 3 Bedrooms, Bathroom and Separate WC accommodation.
- Oil Central Heating and an Oil fired Aga Cooking/Heating Range. Double Glazing and Loft/Roof Insulation.
- Good sized Garage/Workshop 23'6" x 14'7" with Storage Loft 14'6" x 10'0" approx.
- Delightful Gardens inc' Lawned areas, Paved Patio's, Flowering Shrubs, Soft Fruits and a Summer House.
- Several Orchard areas with Apple, Pear, Damson, Plum and Quince Trees, Vegetable area with 6 raised Beds, Polytunnel 25'0" x 12'0" approx, as well as areas of Scrub Land and Natural Habitat which borders the Access Lane.
- Private location within 3.75 miles or so of the North Pembrokeshire Coastline at Porthgain.

SITUATION

Ty Gwyn stands in a delightful rural location within 2 miles by road of the village of Croesgoch. Croesgoch being close by, has the benefit of a Primary School, Chapel, Public House/Post Office, a Repair Garage, a Beauty/Hairdressers Salon, an Agricultural Store and an Art Gallery. Within 6.5 miles or so is the Cathedral City of St Davids which has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, a Bank, Public Houses, Restaurants, Hotels, Cafes, Take-Away's, Art Galleries, a Supermarket/Post Office, a Petrol Filling Station/Hotel/Store, a Memorial Hall and a Rugby Club. The North Pembrokeshire Coastline at Porthgain is within 3.5 miles or so and also close by are the other well known sandy beaches and coves at Traeth Llyfn, Abereiddy, Whitesands Bay, Porthclais, Caerfai, Solva, Newgale and Aberfelin. Ty Gwyn is accessed over a hardsurfaced lane of approximately half a mile off a quiet Council Maintained District Road.

DIRECTIONS

From Fishguard, take the Main A487 Road south west for some 9 miles and in the village of Croesgoch, take the turning on the left onto the B4330 Road, signposted to Haverfordwest. Continue on this road for a 100 yards or so and take the first turning on the right. Proceed on this road for a third of a mile ignoring the turning to the left and continue on this road for in excess of three quarters of a mile or so and take the second farm lane turning on the right opposite Tresewig. Take the road to the right and a hardsurfaced lane of half a mile leads into Ty Gwyn which is at the end of the lane. Alternatively from Haverfordwest, take the B4330 Road north west for some 14 miles and on entering the village of Croesgoch, take the first turning on the left, just prior to The Farmstead. Follow directions as above.

DESCRIPTION

Ty Gwyn comprises a Detached 2 storey Cottage of solid stone and cavity concrete block construction with part natural stone faced elevations, part coloured stone faced and part rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

Hardwood Painted Entrance Door to:-

Sitting Room

Dimensions: 5.33m x 4.27m (17'6" x 14'0"). (maximum measurement). With fitted carpet, double panelled radiator, 2 windows (One uPVC Double Glazed and One Triple Glazed), 3 wall uplighters and a wall light, Inglenook Fireplace with a raised Slate hearth housing a Woodburning Stove, TV point, 5 power points, doors to Study and:-

Kitchen/Dining Room

Dimensions: 3.81m x 3.51m (12'6" x 11'6"). With quarry tile floor, 2 double glazed windows, open beam ceiling, range of Oak fronted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, Aga Oil fired Rayburn Range (heating domestic hot water and cooking), part tile surround, appliance points, 6 power points, brick feature wall, 2 ceiling lights, Slate shelf over door leading to Sitting Room and a Pine door to:-

Rear Hall

Dimensions: 1.80m x 1.17m (5'11" x 3'10"). (maximum). With quarry tile floor, open beam ceiling, ceiling light, Slate shelf at high level, half glazed (9 pane) hardwood stable door to rear Garden and a sliding Pine door to:-

Utility Room

Dimensions: 2.24m x 1.65m (7'4" x 5'5"). With quarry tile floor, ceiling light, Worcester Greenstar Danesmoor Oil Boiler (firing Central Heating), Central Heating Timeswitch, Belfast sink with mixer tap and a Porcelain drainer, coat hooks, plumbing for automatic washing machine, double glazed window, part tile surround and 4 power points.

Study

Dimensions: 4.09m x 2.46m (13'5" x 8'1"). With fitted carpet, 2 double glazed windows, Pine staircase to First Floor, Cast Iron Open Fireplace with a Pine surround and Slate hearth, open beam ceiling, 2 power points, electricity consumer unit, double panelled radiator and door to with step down to:-

Inner Hall

Dimensions: 3.02m x 2.13m (9'11" x 7'0"). ("L" shaped maximum). With fitted carpet, 2 power points, radiator, double glazed window, open beam ceiling, wall uplighter and Pine doors to Bedroom 1 and:-

Bathroom

Dimensions: 2.79m x 2.11m (9'2" x 6'11"). With fitted carpet, radiator, open beam ceiling, Manrose extractor fan, double glazed window, wall mirror, dado rail, white suite of Pine panelled Bath, Wash Hand Basin and WC, Redring Plus 8S Electric Shower over Bath, shower curtain and rail, 2 wall shelves, towel rail, shaver light/point and a toilet roll holder.

Bedroom 1

Dimensions: 4.22m x 4.22m (13'10" x 13'10"). ("L" shaped maximum). With 3 double glazed windows, fitted carpet, open beam ceiling, ceiling light, 2 double panelled radiators and 4 power points.

FIRST FLOOR

Landing

Dimensions: 4.06m x 2.59m (13'4" x 8'6"). ("L" shaped maximum). With fitted carpet, ceiling light over stairwell, 2 double glazed windows, double panelled radiator, open beam ceiling, telephone point, Mains Smoke Detector (not tested) and access to an Insulated Loft.

Bedroom 2

Dimensions: 4.32m x 4.09m (14'2" x 13'5"). With fitted carpet, 2 Velux windows, Slate shelf, double glazed window, 2 wall lights, double panelled radiator, access to undereaves storage space, 4 power points and an Airing Cupboard with a pre-lagged Copper Hot Water Cylinder and Immersion Heater.

Inner Landing

Dimensions: 2.03m x 1.52m (6'8" x 5'0"). (approx). With fitted carpet, Velux window, downlighter, Pine door to Bedroom 3 and a sliding Pine door to:-

Separate WC

Dimensions: 2.08m x 1.63m (6'10" x 5'4"). With fitted carpet, suite of Wash Hand Basin and WC, Velux window, part tile surround, toilet roll holder, radiator, 2 corner shelves, towel rail/shelf, shaver light and a wall light.

Bedroom 3

Dimensions: 4.24m x 4.24m (13'11" x 13'11"). (maximum measurement). With fitted carpet, double panelled radiator, ceiling light, exposed beams, Velux window, double glazed window, wall light, 4 power points and a fitted Pine wardrobe. N.B. The measurement of the floor area in this room is 13'11" x 10'7" (4.24m x 3.23m)

EXTERNALLY

Directly to the fore of the Property is a Paved Patio area and beyond is a Chipping hardstanding which allows for ample Vehicle Parking and Turning Space. There is, in the main, a Concrete Path surround to the Cottage and to the rear is a good sized Paved Patio with a Pergola with Clematis and Climbing Plants and a good sized rear Lawn Garden with various Flower and Shrub Borders and a Soft Fruit Bed. There is also a:-

Timber Summer House

Dimensions: 4.88m x 3.66m (16'0" x 12'0"). (approx). With 3 double glazed windows, single drainer stainless steel sink unit, Electric Water Heater, double glazed French doors and 6 power points. Adjoining at the rear is an:-

Outside WC

Garage/Workshop

Dimensions: 7.16m x 4.42m (23'6" x 14'6"). Of concrete block construction with rendered and coloured elevations under a pitched composition slate roof. It has double wooden folding doors, a pedestrian door, 3 windows and a:-

Storage Loft

Dimensions: 4.42m x 3.05m (14'6" x 10'0").

Polytunnel

Dimensions: 7.62m x 3.66m (25'0" x 12'0"). (approx). Adjacent to the Lane are Sitting areas and areas of Scrub Land/Natural Habitat where there is also a Spring. The Lane closest to the Cottage is either Willow or Rhododendron tree lined. 2 Outside Electric Lights and Outside Water Tap. Oil Tank. The boundaries of the Property are edged in red on the attached Plan which is to the Scale of 1/2500.

SERVICES

Mains Water and Electricity are connected. Drainage is to a Septic Tank. Oil Central Heating via the Worcester Boiler. Oil fired Aga Range (heating domestic hot water and cooking). Double Glazed Windows (One uPVC Double Glazed) and Velux Double Glazed Skylight Windows. Cavity Wall and Roof Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. Mi-Fi aerial and router for 4g broadband. Fibre to the home available.

TENURE

Freehold with Vacant Possession upon Completion.

RIGHTS OF WAYS

Vehicular and Pedestrian Access Rights of Way exist over part of the Access Lane as far as point "A" on the Plan. Access Rights of Ways exist in favour of the Outbuildings at Greenplain between points "A" and "B" on the same Plan.

REMARKS

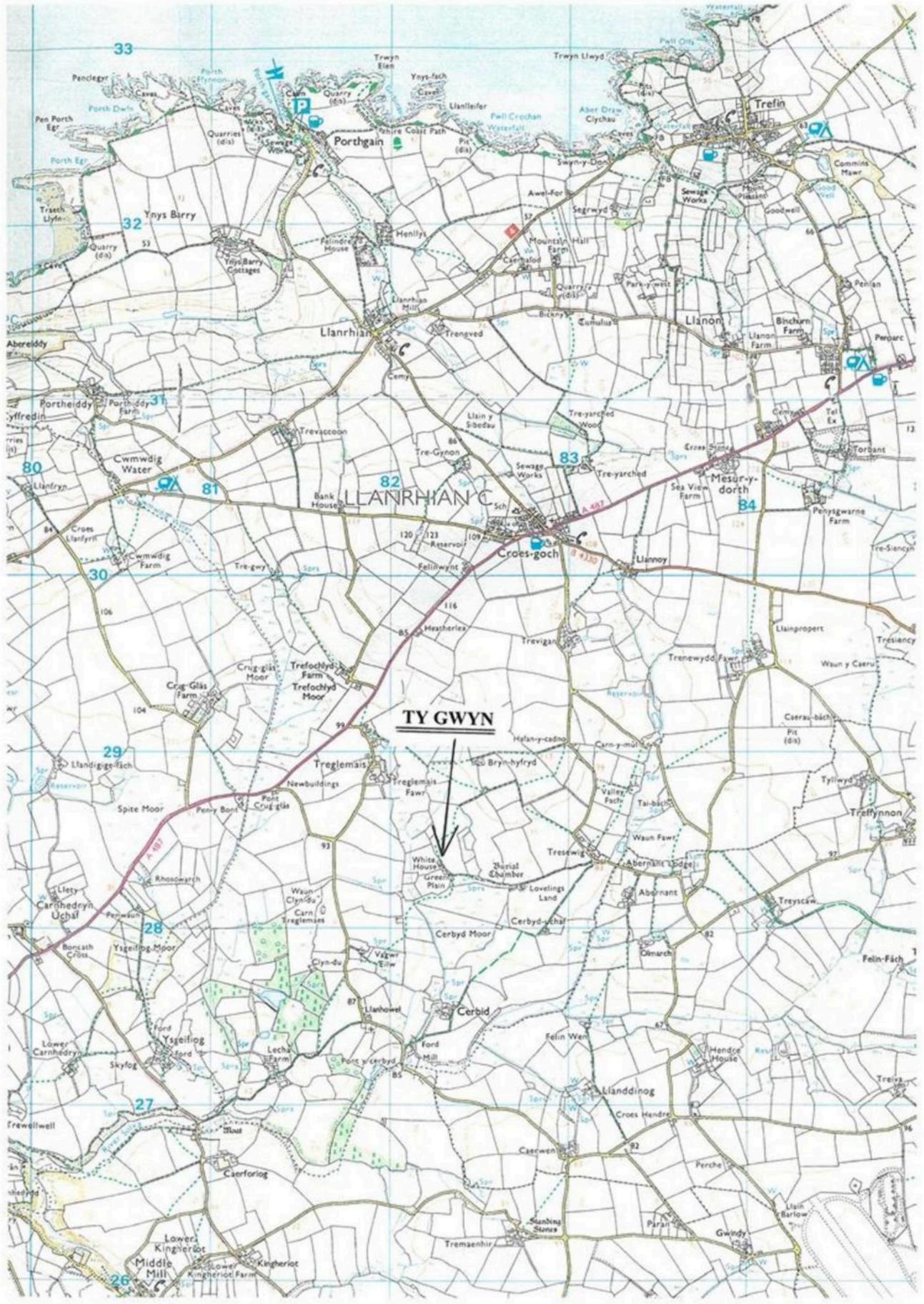
Ty Gwyn is a delightfully situated Detached 2.75 Acre Residential Holding which stands in a private and peaceful Rural location within 3.5 miles or so of the North Pembrokeshire Coastline at Porthgain. The Property benefits a deceptively spacious Detached 2 storey Character Cottage Residence which has Oil Central Heating, Double Glazing and both Cavity Wall and Loft Insulation. In addition, there is a Timber Garden Summer House as well as a good sized Garage/Workshop with Loft over. In all, the Property stands in approximately 2.75 Acres or thereabouts which includes Lawned areas, Paved Patio's, Vegetable Plots, a Polytunnel, Flowering Shrubs, Rhododendrons etc as well as several Orchard areas, Soft Fruit areas and areas of Scrub Land/Natural Habitat with potential to improve. Residential Holdings of this nature in private locations and away from roads are few and far between and the opportunity to purchase should not be missed. Early inspection is strongly advised.

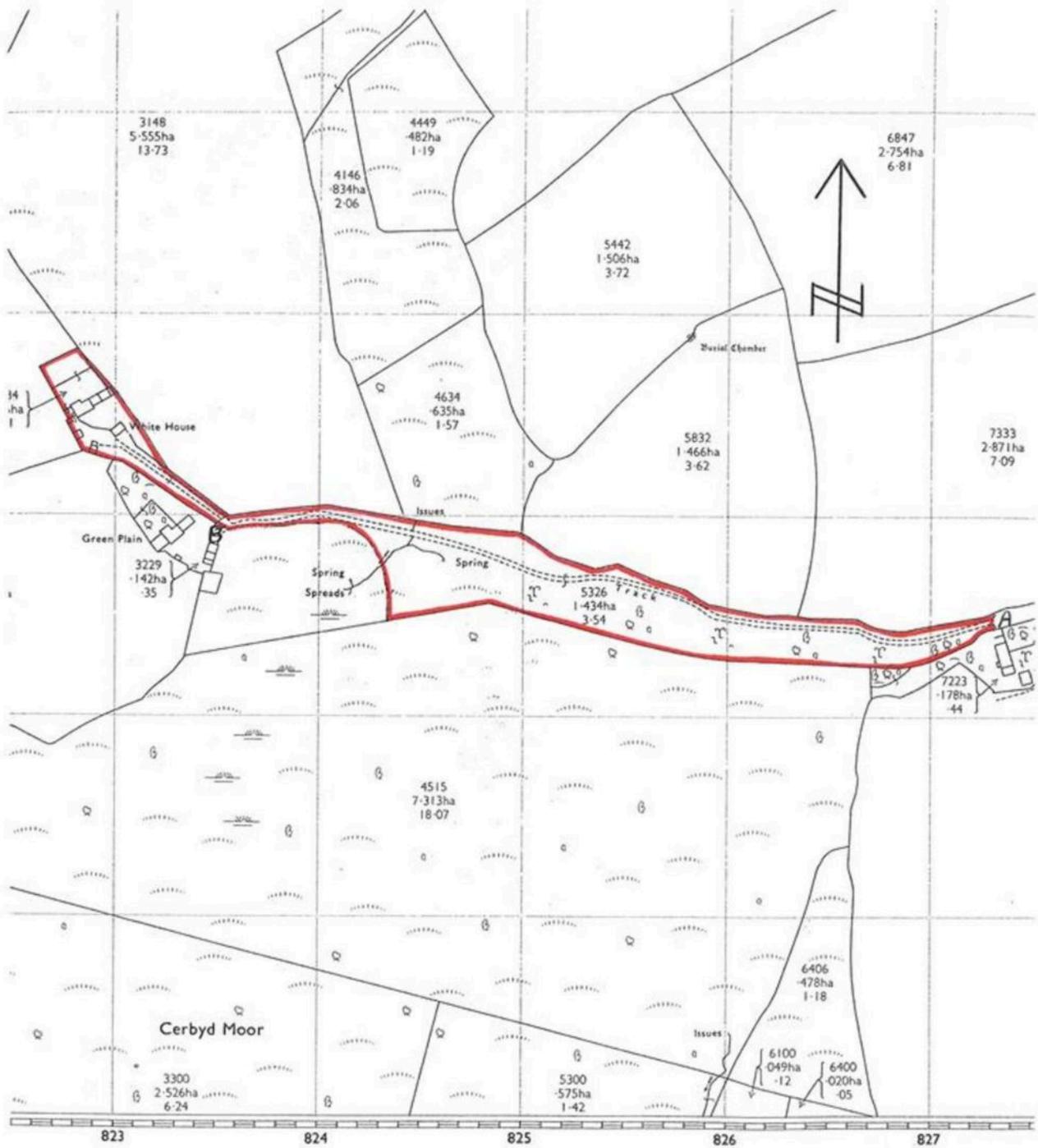










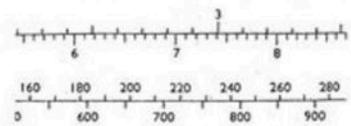


**Ty Gwyn,
Llandeloy, Haverfordwest, Pembrokeshire**

Plan Not to Scale.

Plan for Identification Purposes Only

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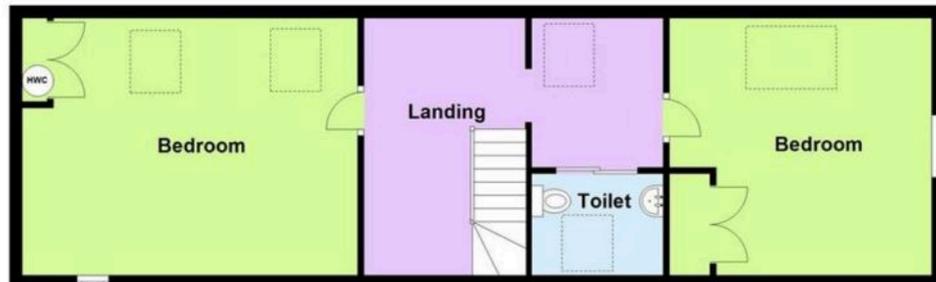


BH.....	Boundary Post	L.G.....	Loading Gauge	P.T.P.....	Police Telephone Pillar
BM.....	Boundary Stone	L.Ho.....	Lighthouse	R.H.....	Road House
BS.....	Boundary Stone	L.Twr.....	Lighting Tower	rp.....	Revision Point
C.....	Crane	m.....	Metres	S.....	Stone
CH.....	Club House	M.H.W.....	Mean High Water	S.B.....	Signal Box
Chy.....	Chimney	M.H.W.S.....	Mean High Water Springs	S.Br.....	Signal Bridge
Cn.....	Capstan			S.D.....	Sundial
				S.L.....	Signal Light

Ground Floor



First 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.

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