



The Old Smithy, Dwrbach – SA65 9RD

£295,000 Freehold

- An attractive, well appointed Detached 2 storey stone Character Cottage residence.
- Deceptively spacious Hall/Study, Living Room, Kitchen/Dining Room, Shower Room and 2 Bedroom accommodation.
- E7 Heating and 2 Radiators. Jotul Woodburning Stove, uPVC Double Glazed Windows. Roof Insulation.
- Delightful Gardens and Grounds with Flowering Shrubs, Soft Fruit Trees, Apple Trees and Wildlife Ponds.
- Off Road Parking for 2/3 Vehicles together with 2 Garden Store Sheds, a Wood Store and Greenhouse.
- Ideally suited for a Couple, Small Family, Retirement, Investment or Holiday Letting.
- Inspection essential to appreciate the qualities and character of this exceptional Cottage. Realistic Price Guide. EPC Rating E.

Situation

The Old Smithy is within 350 yards of the Main A40 Fishguard to Haverfordwest road and is within a half a mile or so of the village of Scleddau. The Market Town of Fishguard is within 2 miles which has a good Shopping Centre together with a range of amenities and facilities. Fishguard Harbour being close by provides a Ferry Terminal for Southern Ireland and there is also a Railway Station. The Pembrokeshire Coastline at the Parrog is within 2.5 miles and close by are other well known sandy beaches. The County Town of Haverfordwest is within easy driving distance and has a good Shopping Centre together with amenities and facilities 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 good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK. There is a cycle path which connects Scleddau to Fishguard and Goodwick.

Directions

From Fishguard take the Main A40 road south for One and Three Quarter Miles and just prior to entering the village of Scleddau take the turning on the right, signposted to St Davids. Continue on this road for 300 yards or so and take the turning on the left (straight on) signposted to Jordanston and St Davids. Proceed on this road for 30 yards or so and The Old Smithy is the Property on your right. A 'For Sale' board is erected on site. Alternatively from Haverfordwest take the Main A40 north for some 12 miles or so, passing through the village of Scleddau and a Third of a Mile or so further on, take the turning on the right, signposted to St Davids. Follow directions as above.

Description

The Old Smithy comprises a Detached predominantly single storied Cottage of solid stone and cavity concrete block construction with mainly stone faced elevations and part rendered and coloured elevations under pitched and lean to slate roof and a lean to composition slate roof. Accommodation is as follows:-

Double Doors/Shutters lead to a:-

Stable Door

Which gives access to a:-

Hall/Study

Dimensions: 2.72m x 2.18m (8'11" x 7'2"). With ceramic tile floor, ceiling light, column radiator, 4 power points, whitened natural stone wall, plumbing to extend the heating system and half glazed doors to Sitting/Dining Room and:-

Utility Room

Dimensions: 2.49m x 1.22m (8'2" x 4'0"). With ceramic tile floor, column radiator, floor and wall cupboards, porcelain sink with mixer tap, wall cupboard housing an EHS Electric Boiler (heating domestic hot water and 2 radiators and with potential to heat up to 7 radiators, if required), tile splashback, plumbing for automatic washing machine, uPVC double glazed window, Manrose extractor fan, whitened natural stone wall, ceiling light and a towel hook.

Sitting/Dining Room

Dimensions: 5.79m x 5.05m (19'0" x 16'7"). With 3 uPVC double glazed windows with roman blinds, exposed 'A' frames, whitened natural stone walls, 2 Velux windows, 6 spotlights, staircase to First Floor, 3 understairs storage cupboards, ceramic tile floor, Jotul No 1 Woodburning Stove on a ceramic tile hearth, wiring for Satellite TV and additional TV points, 6 power points, 2 window seats, 2 Dimplex storage heaters, slate window sill, 7 niche storage cupboards, an open niche, opening to Inner Hall and double doors to:-

Bedroom 2

Dimensions: 5.54m x 2.36m (18'2" x 7'9"). With ceramic tile floor, 2 Velux windows with blinds, 4 downlighters, whitened natural stone wall, 2 uPVC double glazed windows, Unidare storage heater, electricity consumer unit cupboard, insulated lime washed pine tongue and groove clad ceiling and 6 power points.

Inner Hall

With ceramic tile floor, door to Walk in Store Room, double doors to Kitchen/Breakfast Room and door to:-

Shower Room

Dimensions: 2.39m x 1.70m (7'10" x 5'7"). With ceramic tile floor, Dimplex storage heater, white suite of glazed and tiled Shower Cubicle with a Mira Vie electric shower, Wash Hand Basin in vanity surround and WC, fully tiled walls, towel rail, toilet roll holder, extractor fan, ceiling light, bathroom cabinet, wall mirror and an extractor fan.

Walk in Store Room

Dimensions: 1.68m x 1.22m (5'6" x 4'0"). With ceramic tile floor, fitted shelving and ceiling light.

Kitchen/Breakfast/Living Room

Dimensions: 5.79m x 3.51m (19'0" x 11'6"). With pine floorboards, 3 uPVC double glazed windows, 3 Velux windows with blinds, coloured natural stone walls, range of fitted floor and wall cupboards with Oak worktops, built in AEG Single Oven/Grill, built in AEG Dishwasher, AEG 4 ring Induction Hob, glass splashback, Cooker Hood (externally vented), inset one and a half bowl Silk Quartz Sink Unit with a Quooker Mixer/Instant Hot Water tap, part tile surround, open beam ceiling, cooker box, 17 power points with USB points, TV point, painted tongue and groove clad ceiling, ceiling light, Dimplex wall mounted convector heater, Oak wall shelf, Island Breakfast Bar with cupboards beneath and shelving, concealed worktop lighting, LG wall mounted TV and door to Rear Garden. A staircase from the Sitting/Dining Room gives access to a:-

Crog Loft/Bedroom 1

Dimensions: 5.08m x 3.86m maximum (16'8" x 12'8" maximum). With whitened natural stone wall, 2 Velux windows with blinds, 2 ceiling spotlights, 4 power points, 2 electric consumer units and a wired in extension cable.

Externally

Directly to the fore of the Property is a small Lawned Garden and to the side is a Cobbled/Gravelled Hardstanding allowing for Off Road Vehicle Parking with a field gate leading to a further hardstanding area which allows for additional 2 Vehicle/Boat/Caravan parking space. In addition there are 2 Garden Store Sheds each measuring 10'0" x 8'0", a Wood Store 8'0" x 6'0" and a Greenhouse 8'0" x 6'0". Outside Power Point, Outside Water Tap and Outside Sensor Light. The Property stands in delightful established Gardens and Grounds with an abundance of Flowering Shrubs including Fuschias, Buddleia, Roses etc and Soft Fruit Trees including Gooseberry, Redcurrant, Blackcurrant and numerous Apple Trees. In addition there is a Wildlife Pond together with a Herb Bed and a Bay Tree. There are paved and slate chip path walkways around the Garden as well as a raised Ornamental Stone and Paved Patio Area. To appreciate the Gardens to its full extent inspection is essential and strongly advised.

Services

Mains Water (metered supply) and Electricity are connected. Septic Tank Drainage. Telephone, subject to British Telecom Regulations. Broadband Connection. Economy 7 Electric Heating as well as an Electric Boiler (heating domestic hot water and 2 radiators and with potential to heat up to 7 radiators). uPVC Double Glazed Windows. Velux Double Glazed Skylight Windows.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

The Old Smithy is a deceptively spacious (predominantly single storied) character Cottage residence which stands in a delightful location within 2 miles or so of the popular Market and Coastal Town of Fishguard. The Property is in excellent decorative order throughout and has many attractive character features including exposed 'A' frames, whitened natural stone walls, exposed beams, ceramic tile floors, niches etc etc. In addition, it has the benefit of Economy 7 Electric Heating as well as 2 radiators and a Jotul Woodburning Stove, uPVC double glazed windows and Roof Insulation. It stands in good sized established Gardens and Grounds which includes a small Lawned Area, Paved and Ornamental Stone Patios, Flowering Shrubs, Roses, a Bay Tree, Soft Fruit Trees, Apple Trees etc etc. There are also 2 Garden Sheds, a Wood Store and a Greenhouse as well as Off Road Parking for up to 3 Vehicles. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.









Floor 0



Floor 1

jjmorris

Fishguard Office:

21 West Street, Fishguard, Pembrokeshire, SA65 9AL

T: 01348 873836

E: fishguard@jjmorris.com