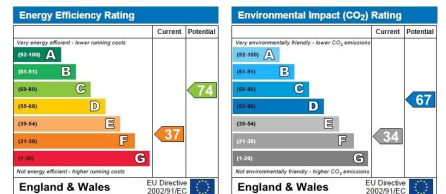




Fronwen, 2 Berea, Nr St Davids SA62 6DL

Offers in the region of £185,000

4 Bedroom Semi Detached House
Lovely Countryside & Coastal Views
Gardens & Parking
Superb For Family / Retirement
Close To St Davids
EPC Rating. F



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WK/WJ/51511/220816

DESCRIPTION

A 4 bedroom semi detached house set in a lovely position in the hamlet of Berea which is approximately 4 miles from the City Of St Davids and only 2.5 miles from the beautiful harbour village of Porthgain. The property is in need of some upgrading but enjoys lovely coastal and countryside views. Nearby are the beaches of Whitesands and Abereiddy then take a walk on the famed Pembrokeshire Coastal Path to see some of the most breathtaking sights. This is a property in such a superb location for anyone looking for a permanent family home, somewhere to retire to, or for investment purposes.

HALL

Entered via door to front, radiator, stairs to first floor, telephone point, door to;

SITTING/DINING ROOM

23'6 x 11'1 max (7.16m x 3.38m max)

Carpet, radiator, fireplace with electric stove, double glazed window to front and to side, part exposed beamed ceiling and understairs storage cupboard.

KITCHEN

14'4 x 8'4 (4.37m x 2.54m)

Fitted with wall and base units with worktop over, electric cooker point, window to rear with sea views, single drainer stainless steel sink, extractor, vinyl flooring, radiator, door to;

INNER HALL

Vinyl flooring, external door to rear, door to;

CONSERVATORY

9'7 x 6'7 (2.92m x 2.01m)

Double glazed windows around, tiled floor, radiator,

double glazed external door to front, door to;

UTILITY ROOM

Worktop, plumbing for washing machine, Worcester floor standing oil fired boiler servicing the domestic hot water and central heating system, double glazed window to front.

BEDROOM 1 (L SHAPED)

11'4 x 13'4 to 11'8 (3.45m x 4.06m to 3.56m)

Carpet, radiator, double glazed window to rear with sea views.

EN-SUITE WET ROOM

Suite comprising WC, wash hand basin, walk-in shower area with mains shower over, chrome towel radiator, double glazed window, extractor and ceiling downlighters.

FIRST FLOOR LANDING

Carpet, access to loft, doors to;

BEDROOM 2

12'6 x 10'7 (3.81m x 3.23m)

Carpet, double glazed window to front, radiator.

BEDROOM 3

10'6 x 8'4 (3.20m x 2.54m)

Stained floorboards, double glazed window to rear with sea views, radiator.

BEDROOM 4

12'2 x 5'8 (3.71m x 1.73m)

Radiator, carpet, double glazed window to front.

BATHROOM

Suite comprising panel bath with mains shower over, WC, wash hand basin, radiator, airing cupboard with shelving and radiator, double glazed window to side and double glazed window to rear with sea views.

EXTERNALLY

To the front is hardstanding off road driveway providing

for ample parking. The garden area to the front and side is laid to lawn with beds of shrubs around. Wooden garden **SHED** with electricity connected. Path leads to the side and rear with further garden areas laid to lawn, outside water tap, oil tank, raised vegetable beds, **GREENHOUSE** further small **SHED**. Outside light. The rear of the property enjoys sea and countryside views.

SERVICES

We are advised that mains electricity is connected to the property. Water and drainage are to be confirmed. Oil fired central heating system.

VIEWING

By appointment with the selling Agents on 01348 873070 or e-mail fishguard@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

TENURE

We are advised that the property is Flying freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Fishguard take the A487 St Davids Road. On entering the City of St Davids turn right by the rugby club sign posted Whitesands. Proceed along that road until reaching the signpost for Berea. A short distance along you will find No 2 Fronwen on the left hand side with our sale board.