



Parc Yr Efail, Pontiago – SA64 0JD

£330,000 Freehold

- An attractive Detached "L" shaped single storey Bungalow Residence.
- Spacious Hall, 2 Reception, Kitchen/Breakfast, 3 Bedrooms, Bathroom and Sep WC accommodation.
- uPVC Double Glazing, Oil Central Heating and an Insulated and part boarded Loft with conversion potential (subject to Planning).
- Sheltered rear Paved Patio together with an Office/Boiler Room.
- Good sized, gently sloping Lawned Garden with potential for Off Road Parking or even a Garage (subject to Planning).
- Paved Patio directly to the fore of the Bungalow affording Sea views over the North Pembrokeshire Coastline.
- Reasonable sized, triangular shaped rear Lawned Garden with Flowering Shrubs.
- Early inspection strongly advised. Realistic Price Guide.

SITUATION

Pontiago is a small hamlet which is situated on the Strumble Head Peninsula some 2 miles or so north west of the Coastal Town of Goodwick and some 3 miles or so south west of Strumble Head Lighthouse. Goodwick being close by has a few Shops, a Primary School, Chapel, Public Houses, Hotels, Restaurants, Cafes, 2 Fish & Chip Shop Cafés/Take Away's, Repair Garages, a Supermarket and a Petrol Filling Station/ Store. The well known Market Town of Fishguard is within 3 miles or so and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Take-Aways, Art Galleries, a Post Office, Library, a Cinema/Theatre, Supermarkets and a Leisure Centre. Fishguard Harbour being close by provides a Ferry Terminal for Southern Ireland and in addition, there is a Railway Station.

Market Towns

The Pembrokeshire Coastline at The Parrog, Goodwick is within 2 miles or so and also close by are the other well known sandy beaches and coves at Pwllcrochan, Aberbach, Abermawr, Abercastle, Aberfelin, Porthgain, Abereddy, Whitesands Bay, Pwllgwaelod, Cwm-yr-Eglwys and Newport Sands. The County and Market Town of Haverfordwest is some 17 miles or so South 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. Pontiago stands within the Pembrokeshire Coast National Park which is designated an Area of Outstanding Natural Beauty and protected accordingly.

DIRECTIONS

From the offices of Messrs J.J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for half a mile. Upon reaching the Bypass Roundabout, take the second exit signposted to Goodwick and Fishguard Harbour. Continue on this road for 500 yards or so and upon reaching the Roundabout adjacent to Tesco Express, take the second exit (straight on) and proceed up to Goodwick. Upon reaching The Rose & Crown Public House, turn left. Continue straight on up Goodwick Hill in the direction of Stop & Call and Strumble Head for 500 yards and follow the road to the right around the hair pin bend and then to the left. Proceed through Stop & Call and upon reaching a 90° bend in the road, follow the road to the left. Continue on this road for in excess of half a mile and take the first turning on the right for Strumble Head. Proceed on this road for 350 yards or so and in the hamlet of Pontiago, Parc-yr-Efail is the first Property on the left.

DESCRIPTION

Parc-yr-Efail comprises a Detached single storey Bungalow Residence of cavity brick construction with part reformite stone and mainly rendered and whitened roughcast elevations under a pitched interlocking concrete tiled roof. Accommodation is as follows:-

A Covered Patio Area gives access to a:-

uPVC Double Glazed Door to:-

Hall

With an Oak Parquet floor, ceiling light, double panelled radiator, Mains Smoke Detector, built in Cloaks Cupboard with electricity consumer unit and 2 power points and opening to Rear Hall and doors to Inner Hall and:-

Sitting Room

Dimensions: 4.27m x 3.76m (14'0" x 12'4"). With fitted carpet, 2 uPVC double glazed windows with vertical blinds (one of which affords Sea views), tiled open fireplace with Oak surround, coved ceiling, ceiling light, double panelled radiator, Mains Smoke Detector, TV point, telephone point and 10 power points.

Rear Hall

With Oak Parquet floor, 2 built in cupboards, Honeywell Central Heating Timeswitch, Honeywell Central Heating Thermostat Control, ceiling light, uPVC double glazed door to rear Patio and doors to Kitchen/Breakfast Room and:-

Dining Room

Dimensions: 4.01m x 3.78m (13'2" x 12'5"). (maximum). With Oak Parquet floor, uPVC double glazed window with vertical blinds (affording Sea views), ceiling light, Mains Smoke Detector, 10 power points, ceiling light and a feature fireplace with a raised hearth and an electric fire.

Kitchen/Breakfast Room

Dimensions: 4.93m x 3.35m (16'2" x 11'0"). With vinyl floor covering, 2 uPVC double glazed windows (one of which affords Sea views), LED strip light, Mains Smoke Detector, range of Pine fronted floor and wall cupboards, stainless steel bowl with mixer tap and a stainless steel drainer, plumbing for automatic washing machine and dishwasher, tumble drier vent, 12 power points, part tile surround, built in Montpellier Electric single Oven/Grill, 4 ring Ceramic Hob, Cooker Hood (externally vented) and a radiator.

Inner Hall

Dimensions: 3.61m x 1.93m (11'10" x 6'4"). ("L" shaped maximum). With Oak parquet floor, ceiling light, radiator, Mains Smoke Detector and access via an Aluminium Slingsby type pull down ladder to a fully Insulated and part boarded Loft with electric light.

Bathroom

Dimensions: 2.29m x 1.68m (7'6" x 5'6"). With vinyl floor covering, suite of panelled Bath and Wash Hand Basin, half tiled walls, 2 uPVC double glazed windows, soap dish, toothbrush holder, towel rail, Triton T80Z electric Shower over Bath, mirror fronted bathroom cabinet, wall mirror, radiator and a ceiling light.

Separate WC

Dimensions: 2.29m x 0.91m (7'6" x 3'0"). With vinyl floor covering, uPVC double glazed window, WC, toilet roll holder and ceiling light.

Bedroom 1

Dimensions: 4.11m x 3.58m (13'6" x 11'9"). With carpet square, 2 uPVC double glazed windows with vertical blinds, fitted "L" shaped range of wardrobes along one wall, TV point, ceiling light, radiator and 4 power points.

Bedroom 2

Dimensions: 3.58m x 3.35m (11'9" x 11'0"). With fitted carpet, uPVC double glazed window with vertical blinds, built in double wardrobe, ceiling light, TV point and 6 power points.

Bedroom 3

Dimensions: 3.10m x 2.97m (10'2" x 9'9"). With fitted carpet, uPVC double glazed window with vertical blinds, built in wardrobe with shelves, radiator, ceiling light and 6 power points.

Externally

Directly to the fore of the Bungalow is a Covered Patio/Sitting area from where Sea views can be enjoyed over the North Pembrokeshire Coastline. Beyond is a good sized, gently sloping Lawned Garden with Flowering Shrubs. There is a Concrete Path surround to the Property and adjacent to the eastern elevation of the Bungalow is a small Lawned Garden and to the rear of the Property and accessed from the western side and the Rear Hall via a pedestrian door is a Paved Patio and a:-

Office/Boiler Room

Dimensions: 2.90m x 2.51m (9'6" x 8'3"). With an LED strip light, Carbon Monoxide Alarm, 6 power points, double glazed window, vinyl floor covering and a Worcester freestanding Oil Combination Boiler (heating Domestic Hot Water and firing Central Heating).

SERVICES

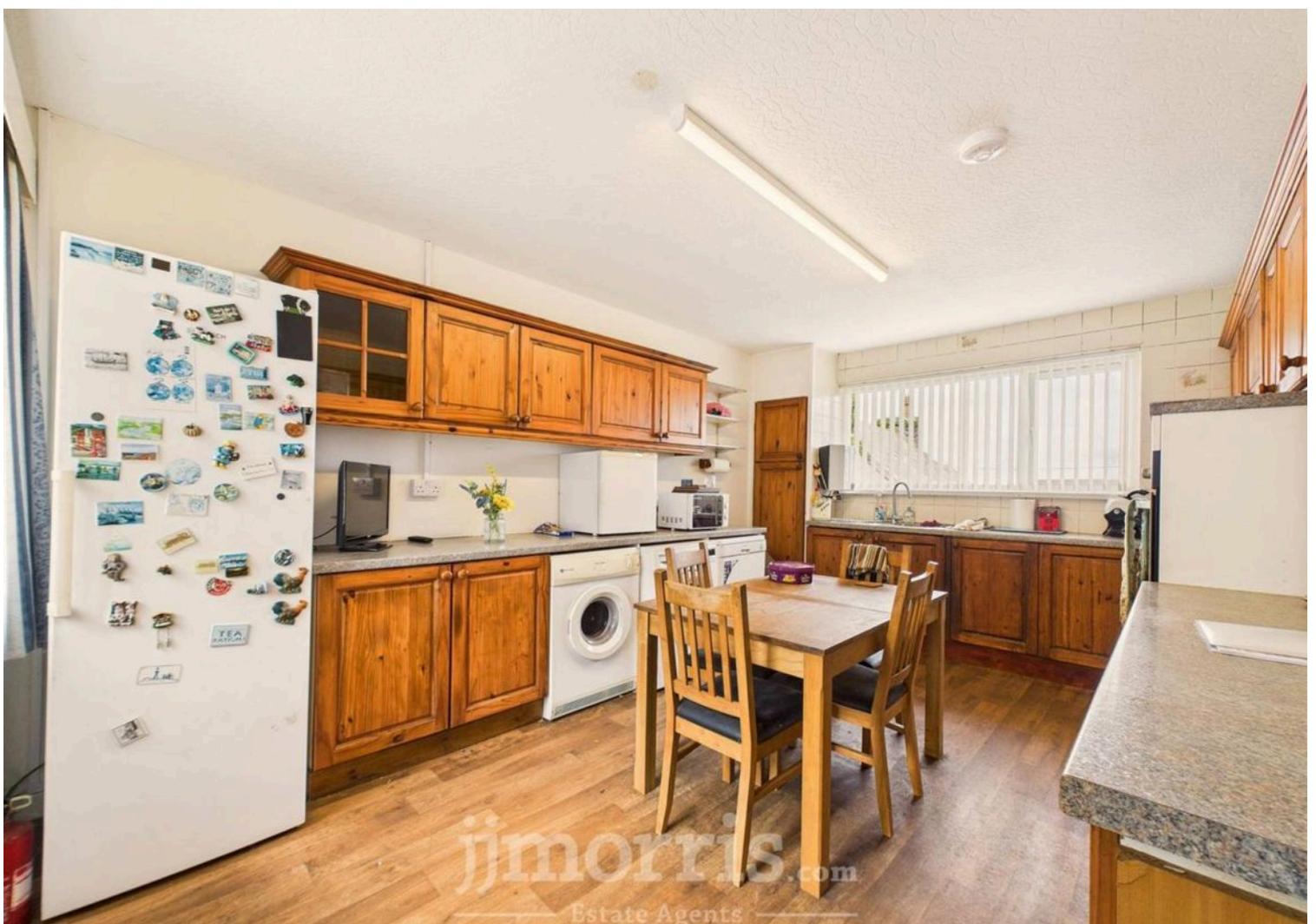
Mains Water and Electricity are connected. Cesspit/Septic Tank Drainage. uPVC Double Glazed Windows and Doors. Oil Central Heating. Part Boarded and fully Insulated Loft. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

Parc-yr-Efail is a comfortable Detached single storey Bungalow Residence which stands in an elevated position in this delightful hamlet from where Coastal Sea views can be enjoyed. The Property is in good decorative order benefiting from Oil Central Heating, uPVC Double Glazed Windows and Doors and a fully Insulated and part Boarded Loft. It has 2 Reception, Kitchen/Breakfast, 3 Bedroom and 1 Bathroom accommodation and is ideally suited for Family, Retirement or even for Letting purposes. It has a good size front gently sloping Lawned Garden where there is ample space for Off Road Parking or a Garage (subject to any necessary Consents), together with a rear Paved Patio, an Office/Boiler Room and a triangular shaped rear Lawned Garden with Flowering Shrubs. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

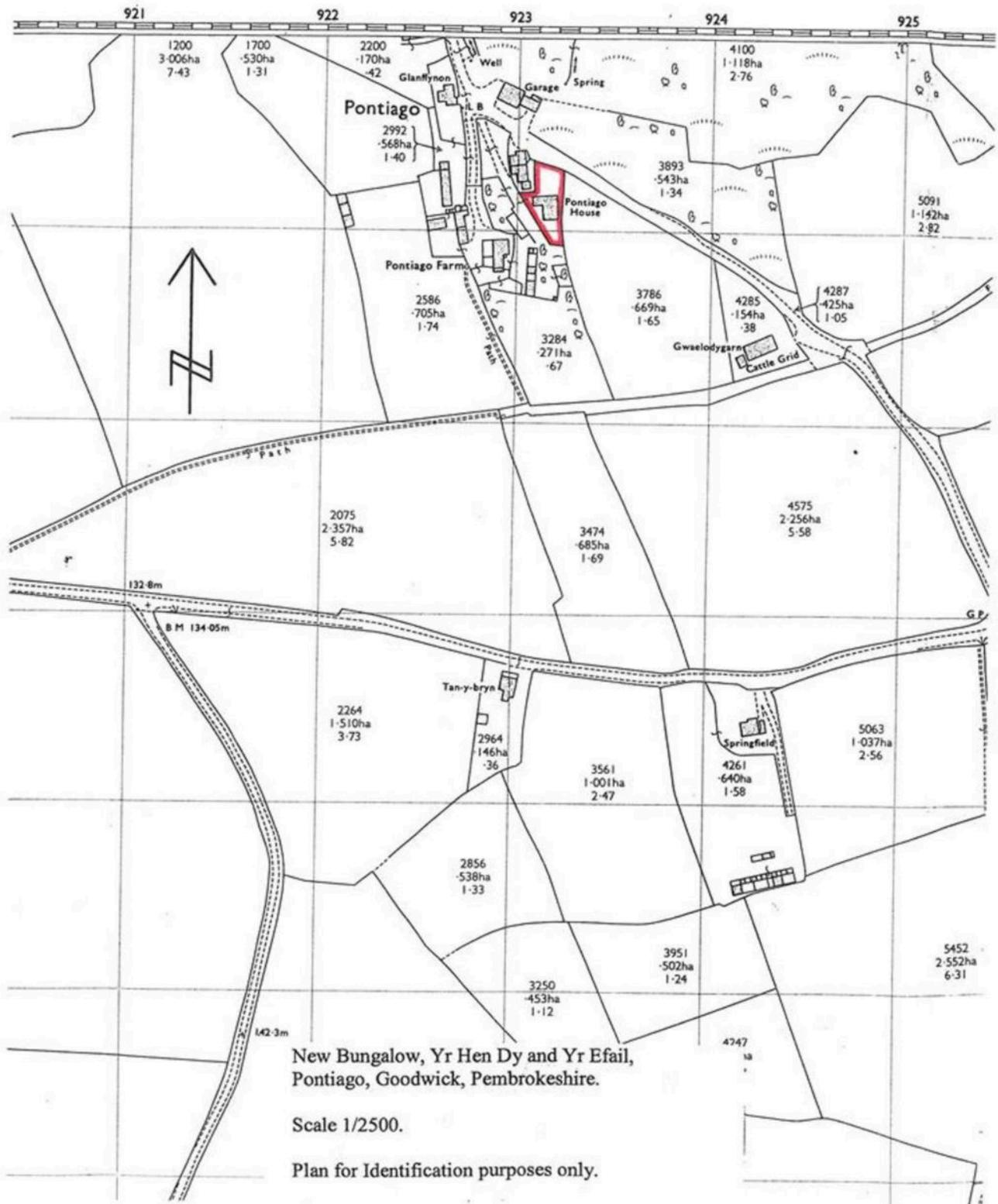








GRID PLANS Scale 1:2500



New Bungalow, Yr Hen Dy and Yr Efail,
Pontiago, Goodwick, Pembrokeshire.

Scale 1/2500.

Plan for Identification purposes only.



Approximate total area⁽¹⁾
113.7 m²
1221 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

jjmorris

Fishguard Office:

21 West Street, Fishguard, Pembrokeshire, SA65 9AL

T: 01348 873836

E: fishguard@jjmorris.com