



Brynawel, 22 Heol Caradog, Fishguard – SA65 9AY

£499,950 Freehold

- A deceptively spacious Detached modern 2 storey Residence.
- Well appointed 2/3 Reception, Kitchen, Utility, 4 Bedrooms and 2 Bathroom accommodation.
- Spacious First Floor Office/Work Room/Studio 20'5" x 19'0" (maximum) together with an adjoining Store Room with potential to convert to a Self Contained Annexe (subject to any necessary Consents).
- All Mains Services. Gas Central Heating. Double Glazing. Cavity Wall and Loft Insulation.
- Spacious Integral Garage/Workshop and Off Road Vehicle Parking to the fore.
- Front and rear Patio areas as well as a reasonable sized Lawned Garden.
- Coastal Sea views over Fishguard Bay to Dinas Head and beyond as well as Rural views to Dinas Mountain.
- Ideally suited as a Family Home with a spacious Home Office/Studio/Work Room with potential Annexe.
- Early inspection strongly advised. Realistic Price Guide.

SITUATION

Fishguard is a popular Market Town which stands on the North Pembrokeshire Coastline some 15 miles or so north of the County and Market Town of Haverfordwest. Fishguard 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, a Post Office, Library, Repair Garages, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre. The twin town of Goodwick is a mile or so distant and Fishguard Harbour being close by, provides a Ferry Terminal for Southern Ireland. There is also a Railway Station. Heol Caradog is a popular, elevated Residential Area which is situated on the south eastern fringes of the Town from where Coastal Sea Views over Fishguard Bay as well as Rural Views to Dinas Mountain can be enjoyed.

DIRECTIONS

From the Offices of Messrs J. J. Morris at 21 West Street, turn right and some 20 yards or so further on, bear left and proceed up to Market Square. Take the first exit on the left into Main Street and continue on this road for 75 yards or so and take the turning on the right into Hamilton Street. Proceed on this road for a 100 yards or so and continue up the hill into the Wallis and then into Penwallis. Proceed on this road for 250 yards or so and take the third turning on the left into Bryn Llewellyn. Proceed on this road for a 100 yards or so and take the first turning on the right into Heol Caradog. Continue on this road for 250 yards or so and Brynawel, 22 Heol Caradog is situated on the left hand side of the road. A "For Sale" Board is erected on site. What3Words - [///shells.loves.dote](https://www.what3words.com/shells.loves.dote)

DESCRIPTION

Brynawel, 22 Heol Caradog comprises a Detached 2 storey Residence of cavity concrete block construction with rendered and coloured roughcast elevations under a Redland Cambrian pitched slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Porch

Dimensions: 2.64m x 1.09m (8'8" x 3'7"). With ceramic tile floor, Pine tongue and groove clad ceiling, 2 wall lantern lights and a hardwood half glazed stained glass door to:-

Reception Hall

Dimensions: 5.16m x 3.30m (16'11" x 10'10"). (maximum). With fitted carpet. Pine staircase to First Floor, 2 ceiling lights, radiator, 3 power points, attractive cornice, built in cloaks cupboard, doors to Reception Rooms, Kitchen and:-

Cloakroom

Dimensions: 2.74m x 1.19m (9'0" x 3'11"). With vinyl floor covering, radiator, half tiled walls, suite of Wash Hand Basin and WC, attractive cornice, ceiling light, Manrose extractor fan, toilet roll holder and towel ring.

Sitting Room

Dimensions: 5.59m x 3.81m (18'4" x 12'6"). With fitted carpet, Marble fireplace housing a coal effect Gas fire, attractive cornice, ceiling light on dimmer, radiator, TV point, lamp points, 8 power points and a hardwood double glazed Patio door to a Paved Balcony (which affords superb Coastal Sea views over Fishguard Bay to Dinas Head and beyond as well as Rural views to Dinas Mountain).

Television Room/Snug

Dimensions: 3.78m x 3.33m (12'5" x 10'11"). With fitted carpet, radiator, uPVC double glazed window with vertical blinds, attractive cornice, ceiling light, 2 TV points, telephone point and 8 power points.

Dining Room

Dimensions: 4.55m x 3.20m (14'11" x 10'6"). With vinyl floor covering, radiator, uPVC double glazed French Doors to Paved Balcony (affording Sea and Rural views), uPVC double glazed window, attractive cornice, ceiling light, fitted Oak floor and wall cupboards housing a Zanussi built in eye level Double Oven/Grill, part tiled surround, cooker box, 6 power points, lamp point and opening to:-

Kitchen/Breakfast Room

Dimensions: 4.65m x 3.45m (15'3" x 11'4"). With door to Reception Hall, vinyl floor covering, range of Oak fitted floor and wall cupboards, Oak dresser unit, Zanussi 4 ring Cooker Hob, Cooker Hood (externally vented), attractive cornice, 5 No. 3 ceiling spotlights, uPVC double glazed window (affording Coastal Sea views over Fishguard Bay to Dinas Head), inset single drainer one and a half bowl Silk Quartz sink unit with mixer tap, part tile surround, radiator, 12 power points and door to:-

Side Entrance Hall

Dimensions: 3.96m x 2.18m (13'0" x 7'2"). With vinyl floor covering, radiator, hardwood double glazed window with venetian blinds, uPVC double glazed door to exterior, staircase to First Floor, attractive cornice, ceiling light, 2 power points, understairs cupboard with 2 power points and doors to Garage/Workshop and:-

Utility Room

Dimensions: 2.59m x 2.16m (8'6" x 7'1"). With vinyl floor covering, radiator, inset single drainer stainless steel sink unit with hot and cold, plumbing for automatic washing machine, part tile surround, Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), attractive cornice, ceiling light, 6 power points, coat hooks, hardwood double glazed window (affording Sea views) with roller blind and appliance points.

First Floor

Landing

Dimensions: 0.99m x 0.97m (3'3" x 3'2"). With fitted carpet, ceiling light, coved ceiling, smoke detector (not tested), 2 power points and door to:-

Office/Work Room/Studio

Dimensions: 6.22m x 5.79m (20'5" x 19'0"). ("L" shaped maximum). With fitted carpet, uPVC double glazed window with vertical blinds, strip light and 2 ceiling lights, Velux window, ample power points, telephone points, fitted work desks, 2 radiators and door to:-

Store Room

Dimensions: 2.39m x 1.98m (7'10" x 6'6"). With fitted carpet, strip light, shelving, 6 power points and a single drainer stainless steel sink unit with hot and cold water. N.B. The Office/Work Room/Studio and Store Room have potential to convert to an Annexe (subject to any necessary consents) or it could be used as part of the Main Residence.

Half Landing

Dimensions: 0.91m x 0.91m (3'0" x 3'0"). With fitted carpet and staircase to:-

Main Landing

Dimensions: 5.00m x 3.18m (16'5" x 10'5"). ("U" shaped maximum). With fitted carpet, radiator, uPVC double glazed window with vertical blinds, ceiling light over stairwell, smoke detector (not tested), 4 power points, access to an Insulated Loft and a built in Airing Cupboard with radiator and shelves.

Bedroom 1

Dimensions: 5.49m x 3.43m (18'0" x 11'3"). ("L" shaped maximum). With fitted carpet, hardwood double glazed window with vertical blinds (affording superb Coastal Sea views over Fishguard Bay to Dinas Head), attractive cornice, ceiling light, radiator, 6 power points and door to:-

En Suite Bathroom

Dimensions: 2.62m x 2.01m (8'7" x 6'7"). With fitted carpet, hardwood double glazed window, fully tiled walls, suite of panelled Bath with Thermostatic Shower over and a glazed shower screen, Wash Hand Basin and WC, towel rail, toilet roll holder, 2 soap dishes, robe hook, Manrose extractor fan, fully tiled walls, attractive cornice, ceiling light, radiator and an illuminated wall mirror.

Bedroom 2

Dimensions: 5.03m x 3.05m (16'6" x 10'0"). With fitted carpet, 2 hardwood double glazed windows with vertical blinds (affording superb Coastal Sea views over Fishguard Bay to Dinas Head), attractive cornice, ceiling light, fitted range of wardrobes, chest of drawers and dressing table, radiator, TV point and 5 power points.

Bedroom 3

Dimensions: 3.84m x 3.35m (12'7" x 11'0"). With fitted carpet, uPVC double glazed window with vertical blinds, attractive cornice, ceiling light, robe hooks, radiator and 6 power points.

Bedroom 4

Dimensions: 3.81m x 3.05m (12'6" x 10'0"). With fitted carpet, attractive cornice, ceiling light, radiator, 8 power points and a hardwood double glazed window (affording Coastal Sea views over Fishguard Bay to Dinas Head).

Bathroom

Dimensions: 3.81m x 2.21m plus shower recess 0.76m x 0.76m (12. With vinyl floor covering, radiator, suite of panelled Bath with Shower attachment, Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Mira Thermostatic Shower, part tiled surround, hardwood double glazed window, soap dish, toothbrush holder, toilet roll holder, towel ring, illuminated wall mirror, robe hooks, attractive cornice and ceiling light.

Externally

A sloping block pavior drive at the fore gives access to an:-

Integral Garage/Workshop

Dimensions: 6.40m x 5.79m (21'0" x 19'0"). (maximum measurement). With a metal roller up and over door, single drainer stainless steel sink unit with hot and cold, 2 strip lights, 4 power points, electricity consumer unit, telephone point, pedestrian door to Side Entrance Hall and 2 double glazed windows with vertical blinds (one uPVC double glazed and one hardwood double glazed).

Store Shed/Workshop

Dimensions: 7.01m x 3.05m (23'0" x 10'0"). Of cavity concrete block construction with a Bison Beam and Concrete Block roof with concrete paving slabs covering the entire area to form a Balcony which is accessed from the Ground Floor accommodation of the Dwelling House via a hardwood double glazed Patio door from the Sitting Room and uPVC double glazed French Doors from the Dining Room.

SERVICES

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. Hardwood or uPVC Double Glazed Windows and Doors. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. 10 Photovoltaic Panels on south facing roof.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

Brynawe, 22 Heol Caradog is a spacious Detached Modern Private Residence which stands in an elevated part of Fishguard known as Heol Caradog from where superb Coastal Sea views over Fishguard Bay to Dinas Head and beyond as well as Rural views to Dinas Mountain can be enjoyed. The Property has spacious well appointed accommodation in excellent decorative order throughout. In addition, it has Off Road Parking as well as a good sized Integral Garage/Workshop as well as a First Floor Home Office/Studio with potential to convert into a Self Contained Annexe or for Airbnb purposes. In addition, it has a good sized Integral Garage/Workshop as well as Off Road Parking and sizeable, easily maintained Gardens including a Lawned Garden and Paved Patio areas. In addition, there is a good sized Store Shed/Workshop 23'0" x 10'0". In order to appreciate the qualities of this exceptional Property and indeed its location and outlook, inspection is essential and strongly advised.

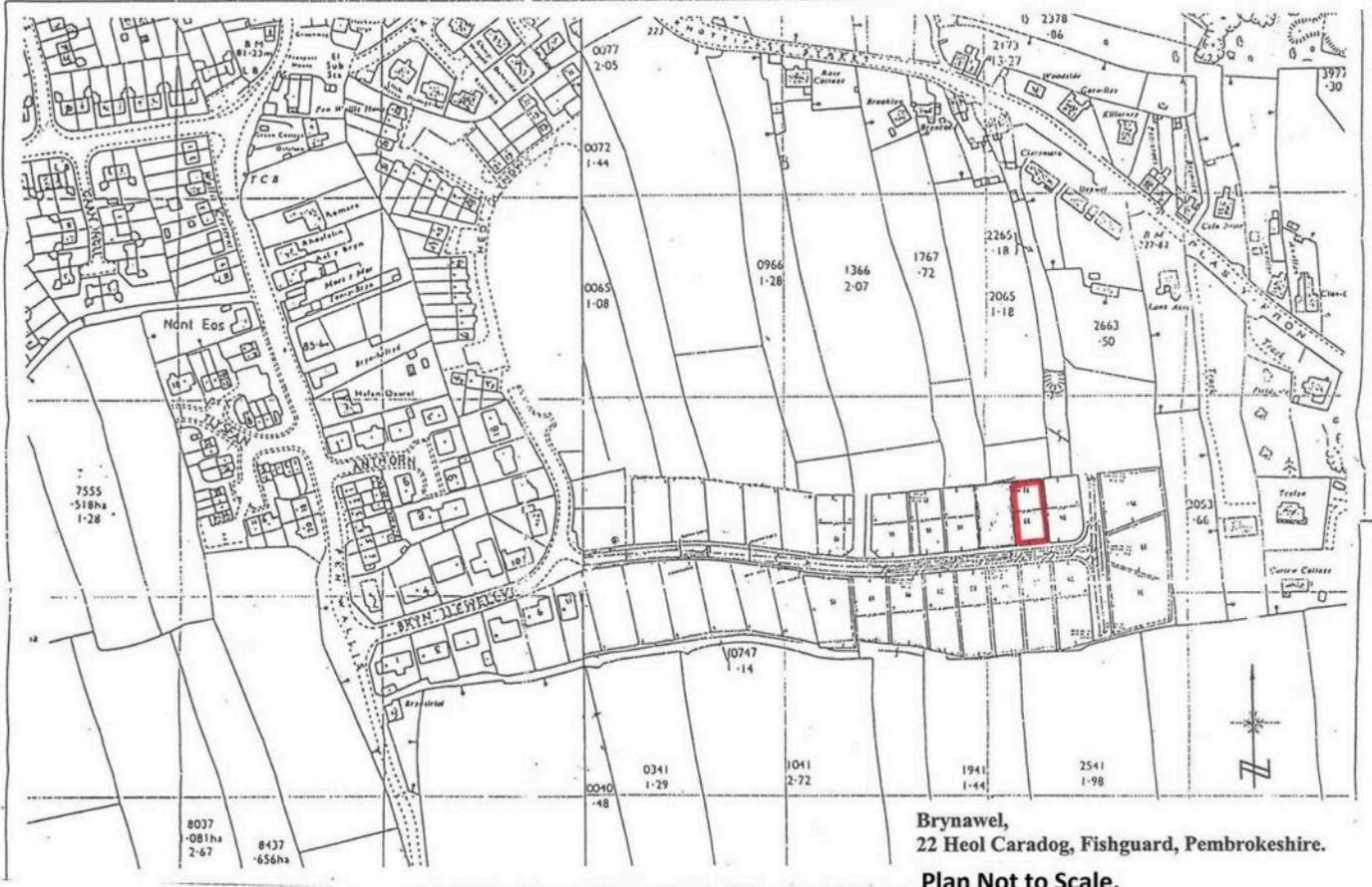












Brynawel,
22 Heol Caradog, Fishguard, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only



Floor 0



Floor 1



Floor 2

jjmorris

Fishguard Office:

21 West Street, Fishguard, Pembrokeshire, SA65 9AL

T: 01348 873836

E: fishguard@jjmorris.com