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Min y Don, 22, Ffordd Y Felin, Trefin – SA62 5AX

£339,950

- An attractive End of Terrace (of 3) 2 storey Character Cottage residence.
- Well appointed Sitting/Dining (26'6" x 13'0"), Kitchen/Breakfast, Bathroom, 3 Bedrooms and Separate WC accommodation.
- Oil Central Heating, partial uPVC Double Glazing and Loft Insulation.
- Wall and Rail Forecourt and a good sized rear Lawned Garden with Flowering Shrubs and Patio Areas.
- Spacious Garage/Workshop 23'6" x 16'3" with access onto Heol Crwys.
- Ideally suited for a Couple, Family or Retirement as a permanent residence.
- Early inspection strongly advised. Realistic Price Guide.

Situation

Trefin is a popular village which stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (8 miles North East) and the Cathedral City of St Davids (8 miles South West). The County and Market Town of Haverfordwest is some 16 miles or so South East. Trefin has the benefit of a Public House, Post Office/Cafe, a Chapel, Art Gallery and a Youth Hostel. Within a mile or so is the hamlet of Square & Compass which has the benefit of a Petrol Filling Station/Store and a Public House. The other well known village of Croesgoch is within 2 ½ miles or so and has the benefit of a Primary School, Art Gallery, Public House/Post Office, Repair Garage, Chapel, Hairdressers and an Agricultural Store. The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybush.

Market Towns

There are good road links along the Main A40 from Letterston to Haverfordwest and Carmarthen and the M4 to Cardiff and London, as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK. The Pembrokeshire Coastline at Aberfelin is within a Third of a Mile or so of the Property and also close by are the other well known sandy beaches and coves at Abercastle, Abermawr, Aberbach, Pwllcrochan, The Parrog, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay. Trefin stands within the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly. Min y Don stands in the heart of the village fronting onto Ffordd y Felin and is within a short walk of the amenities and facilities that the village has to offer.

Directions

From Fishguard take the Main A487 road south west for some 7 miles passing through the hamlet of Square and Compass and a few hundred yards or so further on, take the turning on the right, signposted to Trefin. Continue on this road for three quarters of a mile or so and in the village of Trefin proceed over the bridge and continue up to the centre of the village and bear left. Upon reaching the 'T' junction with Ffordd y Felin turn left. Continue on this road for 100 yards or so and Min y Don is situated on the right hand side of the road. A 'For Sale' board is erected on site.

Description

Min y Don comprises an End of Terrace (of 3) 2 storey Cottage residence of solid stone construction with rendered and coloured elevations under a pitched slate roof. Accommodaiton is as follows:-

Entrance Door to:-

Sitting/Dining Room

Dimensions: 8.08m x 3.96m (26'6" x 13'0"). With Oak floorboards, 2 single glazed sash windows, 6 spotlights, 3 ceiling lights, open beam ceiling, fireplace housing a woodburning stove, 2 TV points, telephone point, 3 double panelled radiators, alcove with shelves, 16 power points, Honeywell central heating thermostat control, staircase to First Floor, Understairs Cupboard with coat hooks and door to:-

Kitchen/Breakfast Room

Dimensions: 5.36m x 1.85m plus door recess 0.46m x 0.86m (17'. With range of Oak floor and wall cupboards, vinyl floor covering, uPVC double glazed window to rear, 8 downlighters, Inglenook Fireplace with worktop and concealed lighting, Hotpoint washing machine, Hotpoint dishwasher, appliance points, 9 power points, cooker box, Diplomat built in electric Single Oven/Grill, Diplomat 4 ring electric Cooker Hob, inset single drainer porcelain sink unit with mixer tap, double panelled radiator, access to an Insulated Loft, Honeywell central heating timeswitch, electricity consumer unit, Breakfast Bar, part tile surround, uPVC double glazed door to Rear Garden and door to:-

Bathroom

Dimensions: 2.39m x 1.85m (7'10" x 6'1"). With vinyl floor covering, white suite of painted panelled Bath, Wash Hand Basin in a vanity surround and WC, uPVC double glazed window, Manrose extractor fan, radiator, wall mirror with shelves and 2 downlighters over, towel rail, Mira Jump electric shower over Bath, glass shower screen, part tile surround and 4 downlighters.

First Floor

Landing

Dimensions: 3.07m x 1.02m (10'1" x 3'4"). With fitted carpet, ceiling light, 2 power points, mains smoke detector and access to an Insulated Loft.

Bedroom 1

Dimensions: 3.99m x 2.74m (13'1" x 9'0"). With fitted carpet, ceiling light, single glazed sash window, wall display rack/shelf, radiator, ceiling light and 8 power points.

Bedroom 2

Dimensions: 4.04m x 2.49m (13'3" x 8'2"). With fitted carpet, ceiling light, single glazed sash window, wall display rack/shelf, wall mirror, radiator and 6 power points.

Bedroom 3

Dimensions: 2.67m x 2.13m (8'9" x 7'0"). With fitted carpet, single glazed sash window with roller blind, ceiling light, radiator and 4 power points.

Separate WC

Dimensions: 1.52m x 0.91m (5'0" x 3'0"). With fitted carpet, suite of Wash Hand Basin and Saniflow WC, wall light, wall mirror, glass shelf and a tile splashback.

Externally

There is a wall and rail Forecourt to the Property together with Pebbled areas, Flowering Shrubs, 2 Flower Beds and 2 Yukka's/Palm Trees. Directly to the rear of the Property is a Paved Patio together with a Worcester freestanding Oil Combination Boiler (heating domestic hot water and firing central heating). Adjoining the Dwelling House at the Rear is a:-

Wet/Shower Room

Dimensions: 1.73m x 1.65m (5'8" x 5'5"). With non slip vinyl floor covering, suite of Wash Hand Basin and WC, Triton electric shower, single glazed window, tile splashback, part tile surround and a ceiling light.

Beyond the Patio at the rear is a large Lawned Garden together with a Slate Paved Patio, Flowering Shrubs, Hydrangeas, Rhododendrons and a screened Oil Tank. The Garden is bounded on one side by a high natural stone wall. At the northern end of the Garden are the stone wall remains of an Outside WC (Ty Bach) together with a pedestrian door which gives access to a:-

Garage/Workshop

Dimensions: 7.19m x 4.93m (23'7" x 16'2"). Of stone and concrete block construction with a box profile roof. It has a metal up and over door, pedestrian door leading out to the concrete hardstanding at the fore, 2 strip lights, 2 power points and a pedestrian door to rear garden. The Garage is accessed off Heol Crwys over a concreted hardstanding area. 2 Outside Electric Lights (1 sensor light) and an Outside Water Tap. The boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500.

Services

Mains Water, Electricity and Drainage are connected. Oil Central Heating. Single Glazed Windows and 2 uPVC Double Glazed Windows. Loft Insulation. Telephone, subject to British Telecom Regulations.

Tenure

Freehold with Vacant Possession upon Completion.

Rights of Ways

Vehicular and Pedestrian Access Rights of Ways exist in favour of the Property off the road at Heol Crwys and over the concrete hardstanding at the rear (owned by Nyth-y-Dryw) which gives access to the Garage/Workshop which leads to the rear Garden.

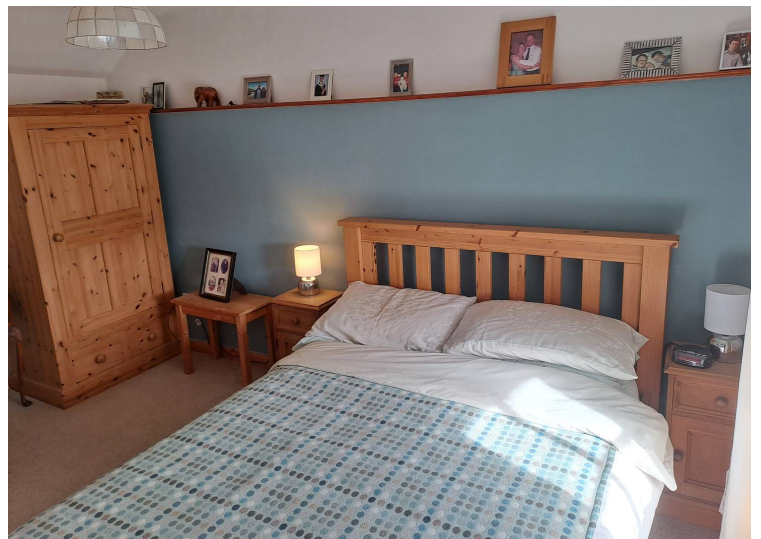
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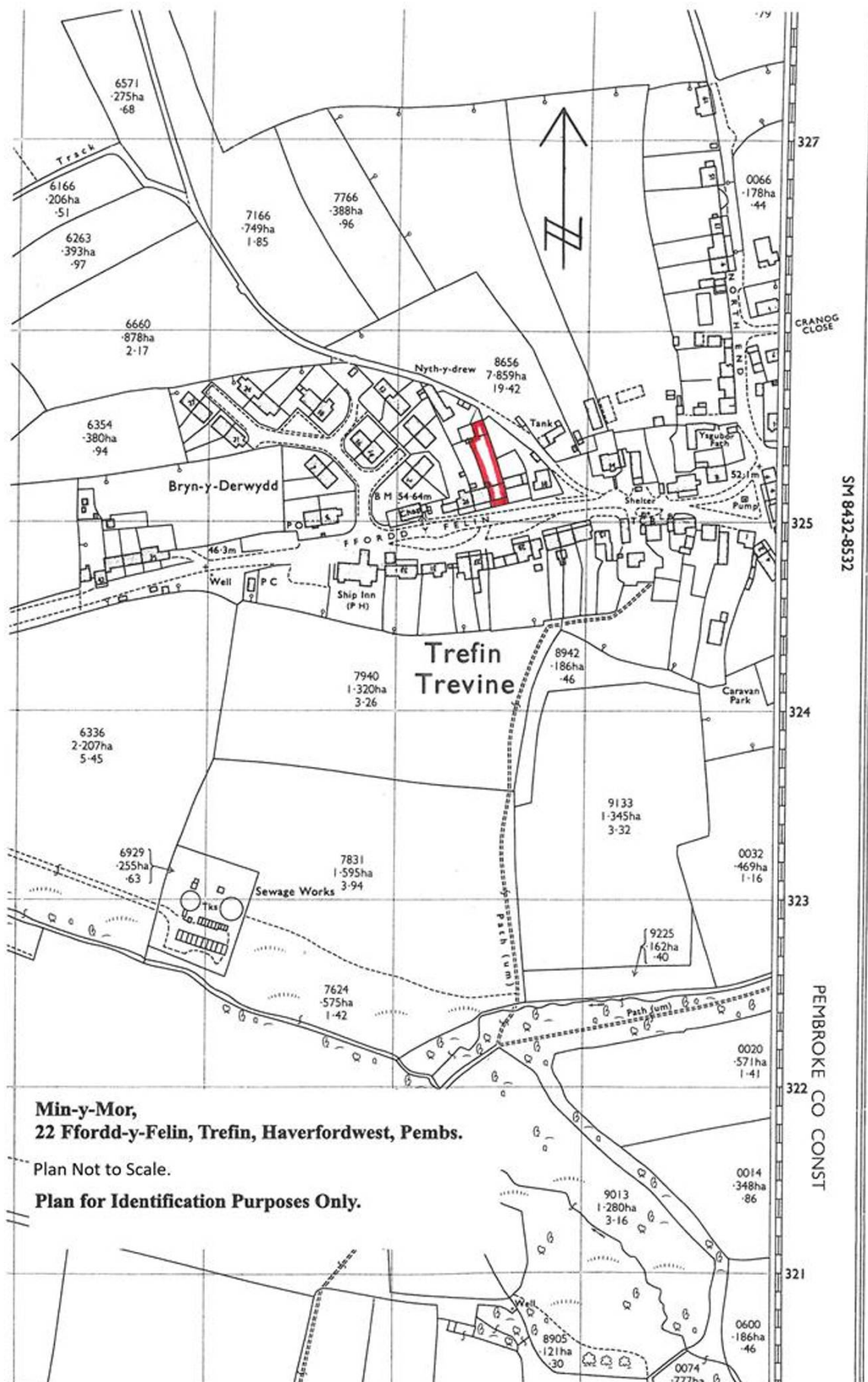
Min y Don is a an attractive double fronted End of Terrace (of 3) 2 storey character Cottage residence which stands in a convenient location in this popular Coastal Village and being ideally suited for Family, a Couple or Retirement as a permanent residence. It is in good decorative order throughout benefitting from partial uPVC Double Glazing, Oil Central Heating and Loft Insulation. In addition, it has a wall and rail forecourt together with a good sized rear Lawned Garden with Flowering Shrubs, Slate and Paved Patios and a good sized Garage/Workshop 23'6" x 16'3" approx. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.











Cardigan



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Fishguard



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Haverfordwest

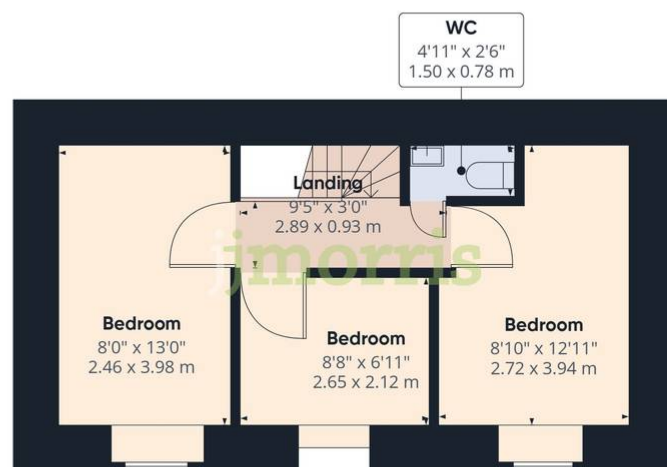
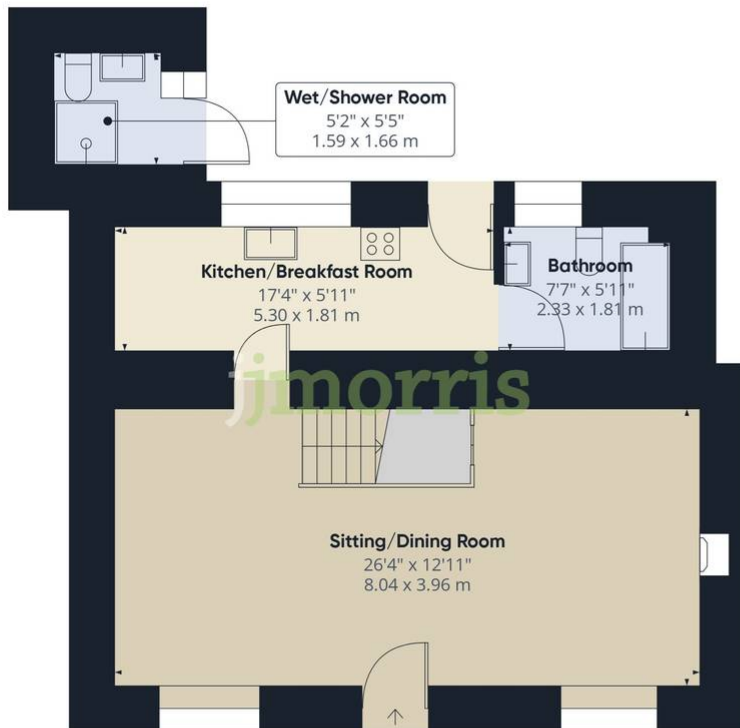


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Narberth



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Floor 1

Cardigan



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