



Rafael Fach Barn, Fishguard, Pembrokeshire, SA65 9QG

Offers In The Region Of £549,000

- 3 Bedroom Barn Conversion
- Off Road Parking, Gardens & Outbuildings
- Distant Sea Views
- EPC Rating D
- Immaculately Presented

Rafael Fach Barn, , Fishguard SA65 9QG

An immaculately presented, detached, L shaped, 3 bedroom barn conversion with countryside and distant sea views offering off road parking, gardens & outbuildings. Situated close to the harbour town of Fishguard and the ferry port of Goodwick.



Council Tax Band: F



Property

Rafael Fach Barn is an immaculately presented, detached, L shaped, 3 bedroom barn conversion with countryside and distant sea views set in well-established gardens. Full of character features, the property offers a gated courtyard with off road parking for several vehicles together with outbuilding and separate workshop.

Location

Rafael Fach Barn is situated close to the harbour town of Fishguard and the ferry port of Goodwick, both offering local amenities together with mainline train station, shops, schools and leisure centre.

Directions

From Haverfordwest take the A40 towards Fishguard. After passing through the village of Scleddau and just before the Rafael roundabout. The property can be found on your right hand side clearly identified by our Town Coast & Country for sale board. For GPS purposes the postcode for the property is SA65 9QG.

Approached via gated courtyard to glazed door into

Kitchen/Breakfast Room

26'4 x 12'11

Windows to front and rear. Velux window to rear. Glazed door to rear external. Partially tiled walls. Tiled floor. Exposed A frames. Painted stone walls. Range of wall and base units with work surface over. Stainless steel sink and drainer. Space and plumbing for washing machine. Integrated dishwasher, fridge/freezer, oven and hob with extractor over. Distant sea views. Radiator. Double door and step up to living/dining room. Door to

Hall

Skylight to rear. Painted stone walls. Radiator. Step down. Door to

Shower Room

10'11 x 9'1

Obscure glazed window to front. Walk in shower. Tiled floor. Partially tiled walls. Wash hand basin. W/c. Loft access. Downlights. Towel radiator. Built in storage cupboard.

Bedroom

17'10 x 9'5

Windows to front. Exposed A frames. Painted stone walls. Downlights. Radiator. Ladder staircase to mezzanine.

Bedroom

17'6 x 13'2

Window and glazed door to front. Velux window to rear. Exposed A frames. Painted stone walls. Radiator. Step down and door to

En Suite Bathroom

12'6 x 7'6

Obscure glazed window to front. Tiled floor. Painted stone walls. Free standing bath and mixer tap with shower hose. Steps down. Wash hand basin, w/c and bidet. Downlights. Towel radiator.

Living/Dining Room

30'8 x 13'2

Windows and glazed door to front. Window and glazed door to rear. Exposed A frames. Wood floor. Painted stone walls. Wood burning stove with slate hearth. Radiators. Door to.

Reception Room

14'11 x 12'11

Window to front. Stained glass arrow slit windows to rear. Beamed ceiling. Wood floor. Radiator. Turning stairs to

Bedroom

14'10 (max) x 12'8 (max)

Windows to front, side and rear. Sloping ceiling. Exposed A frames.

Radiator.

Externally

To the front of the property is a gated courtyard offering off road parking for several vehicles, a shed housing water tank, mature trees and shrubs and pedestrian gated access to further garden areas. The enclosed rear garden is laid mainly to lawn with access to greenhouse and raised flower and vegetable beds and fruit trees. Steps lead up to workshop and a pedestrian gate leads to rear gated courtyard and outbuilding which also has vehicle access with a right of way over a track from the front gate.

**Outbuilding**

45'4 x 21'7

Power and water supply. Skylight. Door to side

Workshop

17'2 x 14'9

Windows. Power supply

Tenure

Freehold.

Services

Mains electricity. Oil fired central heating. Private water and drainage.

Viewings

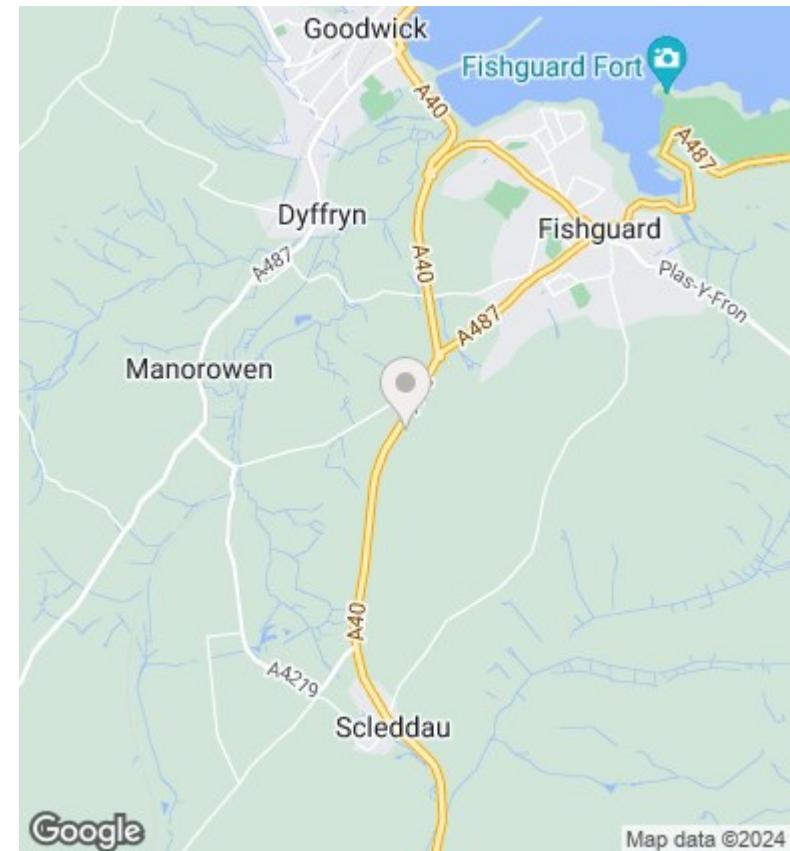
Strictly by appointment with Town, Coast & Country Estates please.

Agent's Notes

Please note that some photos have kindly been provided by the vendor.







General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point in which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC