



The Smallholding Centre

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SA38 9AS

3 Bed Detached House With Land

£500,000



Ael y Bryn, Bulford Road , Johnston, Haverfordwest, SA62 3ET

A conveniently located 10 ACRE SMALLHOLDING located on the edge of Johnston village and within easy reach of the larger town of Milford Haven benefiting from having the land split into 5 main enclosures (see Land Plan attached) all as grassland (with an old disused quarry onsite) with two large outbuildings with separate roadway access away from the main house. In the house there is a large lounge, kitchen / diner, cloakroom and utility whilst on the first floor there are 3 double bedrooms and a bathroom. There is off street parking to the front of the house with an attached garage and a detached workshop with lawned tiered gardens to the rear and direct access out into the paddocks.

Key Features

10 Acre Smallholding

Edge Of Johnston Village

Easy Reach Of Milford Haven

Land Split Into 5 Enclosures

Old Quarry Onsite

Two Large Outbuildings

Garage And Workshop

Energy Rating: D

Ground Floor

Accommodation - Entrance via UPVC double-glazed door into:

Entrance Porch - 24' 3" x 4' 5" (7.4m x 1.35m) With tiled flooring, UPVC double-glazed panels running along 75% of the front of the house with aluminium patio doors leading into:

Lounge - 14' 5" x 21' 3" (4.4m x 6.5m) into recess.

A good sized room with a staircase to first floor, two windows to the front and rear, working fireplace with tiled hearth, two radiators, door through to:

Kitchen / Diner - 14' 6" x 14' 7" (4.44m x 4.47m) With a good range of wall and base units with 1.5 bowl sink/drain unit, electric built-in oven with microwave, disconnected oil-fired "Rayburn Regent" cooking range, double aspect windows to the front and rear, radiator, ceramic hob with extractor over, tiled splash back, door through to:

Inner Hallway - With UPVC double-glazed door to outside, tiled flooring, floor-standing oil-fired boiler, door into:

Cloakroom - With frosted UPVC double-glazed window to rear, low level flush WC, pedestal wash hand basin.

Utility - 10' 3" x 7' 1" (3.14m x 2.18m) into recess.

With UPVC double-glazed window to side, space and plumbing for washing machine, tiled flooring.

First Floor

First Floor - Accessed via staircase in lounge and giving access to:

Bedroom 1 - 14' 11" x 10' 10" (4.55m x 3.32m) into alcove.

With UPVC double-glazed window to the front, recessed wardrobe, radiator.

Bedroom 2 - 12' 4" x 10' 11" (3.78m x 3.34m) into recess.

With UPVC double-glazed window to the front, radiator.

Bedroom 3 - 8' 9" x 13' 6" (2.68m x 4.12m) With UPVC double-glazed window to the front, built-in wardrobe, radiator.

Family Bathroom - With panelled bath, low level wc, pedestal wash hand basin and window to rear.

Exterior

Attached Garage - With up and over door, power and lighting connected.

Land and Externally - To the front of the house there is parking for several cars together with the attached garage and workshop, to the rear is a tiered lawned garden area and to the side is direct access out into the grassland which is split into 5 main enclosures and is approx 10 acres all in.

A short distance along the roadway there is a very useful second



Land and Views



Ael y Bryn



Lounge



Lounge - Another View

entrance to the land and outbuildings without therefore having to enter the land via the house access.

There is also an old disused quarry located centrally on the land.

JAPANESE KNOTWEED - On our visit to Ael-y-Bryn we noted the presence of Japanese Knotweed at two locations on the land. Our client is currently arranging for a Management Plan to be undertaken by a specialist contractor in order to eradicate it.

Detached Outbuilding - Accessed from the front driveway of the house, this is a useful storage building/workshop with pedestrian access to the front with power and lighting.

Outbuildings - With separate access off the road away from the main house with track leading to the outbuildings and providing access to the middle field enclosure.

The first is of steel frame construction with metal roofing, the second is of block construction with an attached metal clad timber-frame building attached.

General Information - Viewings: Strictly by appointment via the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales.

Tenure: Freehold

Services: Mains water, mains electricity, private drainage (septic tank), oil-fired central heating.

Council Tax: Band D, Pembrokeshire County Council

Directions - From Carmarthen take the A40 into Haverfordwest. At the first roundabout take the first exit and at the second roundabout take the first exit on to Freemans way. At the macdonalds / college roundabout take the second exit towards Milford Haven / Johnston (A4076). Follow this road for just under 3 miles, going straight over the roundabout. Pass the church and the doctors surgery on your left and continue to the next roundabout. Turn right here and continue along Bulford Road for approx 1 mile and you will find Ael Y Bryn on the right hand side denoted by our for sale board.



Kitchen / Diner



Cloakroom



Landing Area



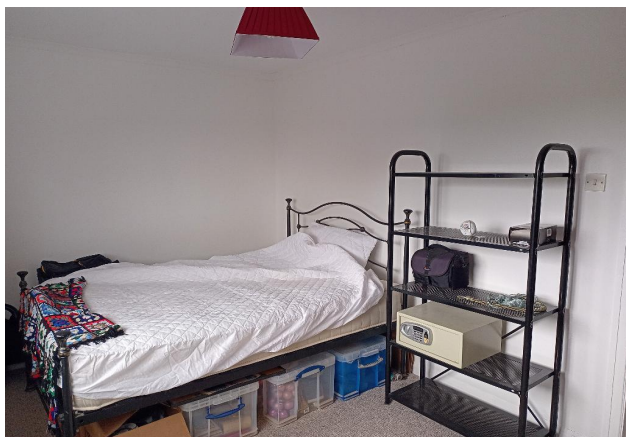
Bedroom 1



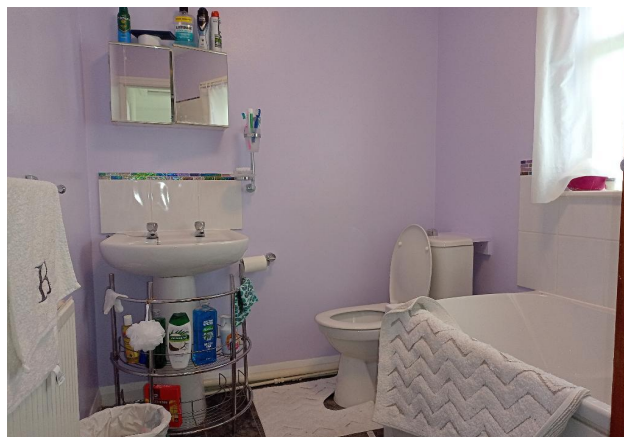
Bedroom 2



Bedroom 3



Bedroom 3 - Another View



Bathroom



Tiered Rear Gardens



Useful Workshop



First Outbuilding



Second Outbuilding



Land and Outbuildings



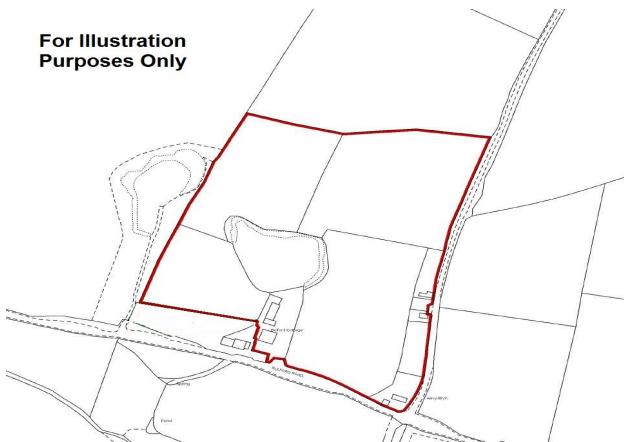
House from Land



Top Paddock



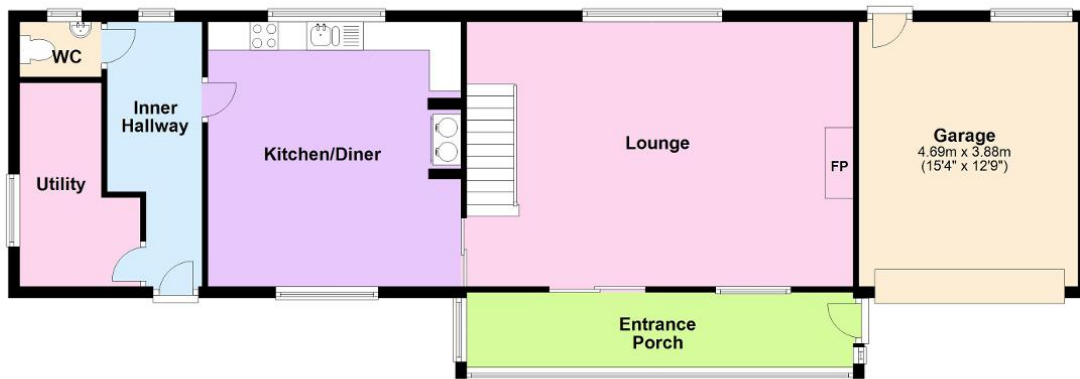
Middle Paddock



Land Plan - c. 9.919 acres

Floorplans

Ground Floor



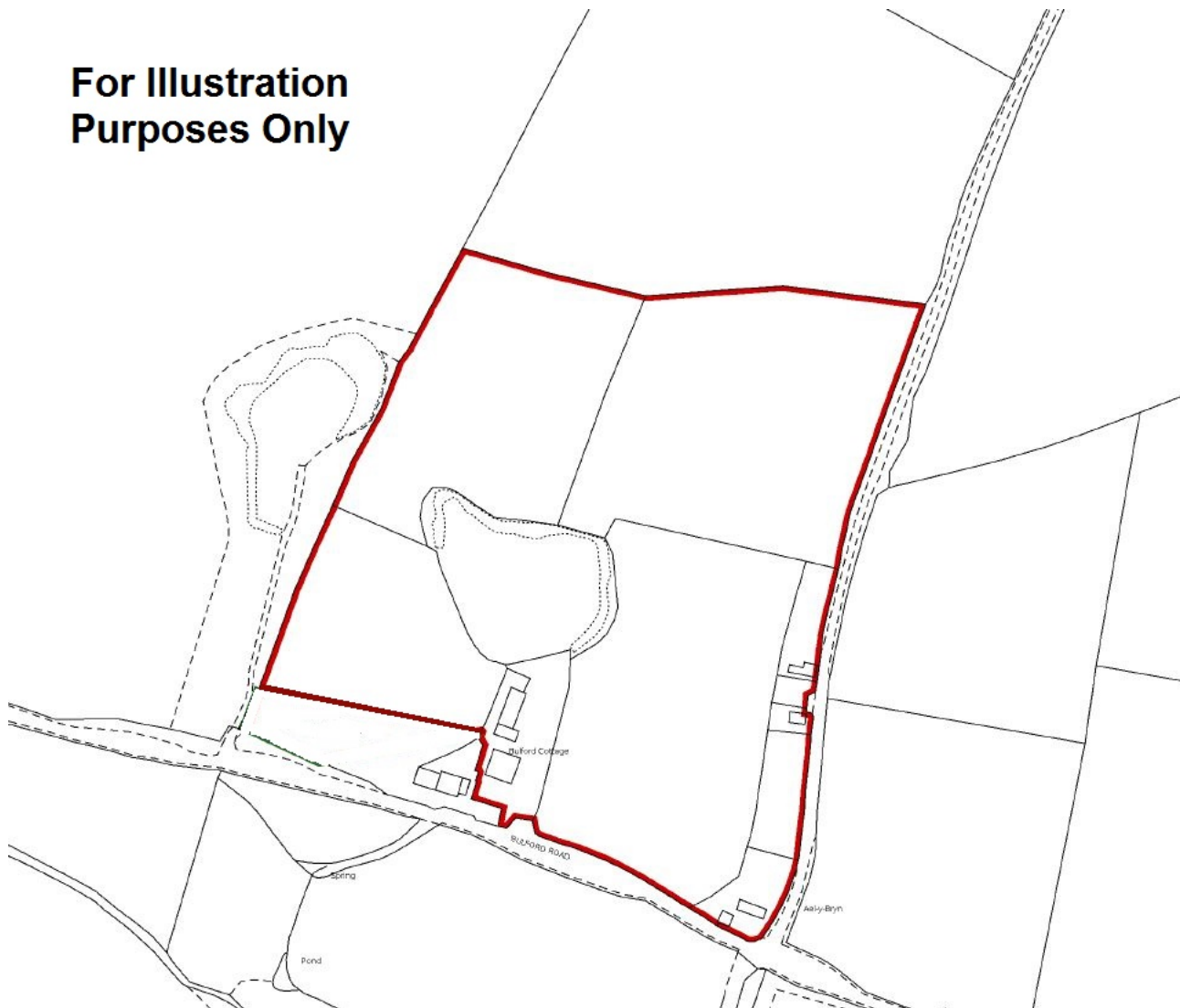
First Floor



For Identification Purposes Only.
Plan produced using PlanUp.

Ael Y Bryn, Bulford Road

For Illustration
Purposes Only



Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		