



The Smallholding Centre

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SA38 9AS

3 Bed Semi-Detached

Offers in Region of

£285,000



The Cottage, Penlan Oleu , Llanychaer, Fishguard, SA65 9TL

The Cottage at Penlan Oleu is a 3 bedroom semi detached house situated with just one other neighbour in the vicinity (the other semi detached house) and benefiting from a very useful 1.5 acres of grazing land to the side and having superb far reaching views over open countryside towards the sea at Goodwick and Fishguard. In the house there is a kitchen, large dining room, living room, on the first floor there are 3 bedrooms and a bathroom. Outside there is parking to the front of the house with lawned gardens front and rear with direct access into the large paddock to the side. Perfect for those buyers wanting to "live the good life" deep in the Welsh countryside whilst either growing produce or keeping a pony or two.

Key Features

Character 3 Bed Semi Detached House

With 1.5 Acres Of Pastureland

Superb Far Reaching Views

Completely Surrounded By Farmland

Land In One Level Enclosure

Shared Access Track With Neighbour

Ideal For Hobby Smallholders / Growers

Energy Rating: E

Ground Floor

Accommodation - Entrance via UPVC double-glazed door into:

Kitchen - 9' 10" x 9' 10" (3m x 3m) With two UPVC double-glazed windows to the front and side, a range of wall and base units, 1.5 bowl sink/drain unit, tiled splash back, electric hob, electric oven, washing machine (included), space for tumble dryer or dishwasher, Velux roof window to the front, stable-style door through to:

Dining Room - 15' 11" x 15' 3" (4.87m x 4.68m) into alcove

With UPVC double-glazed door out to rear gardens, UPVC double-glazed window to rear providing far-reaching views towards Goodwick and Fishguard, solid fuel cooking range, door into under-stairs storage cupboard, radiator.

Living Room - 15' 8" x 10' 8" (4.78m x 3.26m) With UPVC double-glazed window to rear and UPVC double-glazed French doors out to the front, wood-burning stove, radiator.

First Floor

First Floor - Accessed via staircase in sitting/dining room and giving access to:

Landing Area - With access to loft space, doors to:

Master Bedroom - 15' 11" x 8' 10" (4.87m x 2.7m) With double aspect UPVC double-glazed windows to both the front and rear, the rear window with particularly far-reaching views over unspoilt countryside and beyond, built-in wardrobes, radiator.

Bedroom 2 - 9' 1" x 8' 0" (2.79m x 2.44m) With UPVC double-glazed window to rear, again providing far-reaching views over unspoilt countryside, radiator. (This room is currently used as a dressing room).

Bedroom 3 - 9' 1" x 7' 7" (2.79m x 2.33m) With UPVC double-glazed window to the front, radiator. (This room is currently used as an office).

Bathroom - With UPVC double-glazed window to the rear, again with views, panelled bath with shower and screen, low level flush WC, pedestal wash hand basin, fully tiled walls and flooring, towel radiator.

Exterior

Externally - There is parking for several cars to the front with lawned gardens front and rear, the 1.5 acre paddock is immediately to the left hand side of the property and is generally flat / gently sloping and in one main enclosure.

PLEASE NOTE ; The track to the two properties is quite bumpy / pot holed at the moment (our client advises this will be upgraded shortly) so care should be taken if driving a low slung car.

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

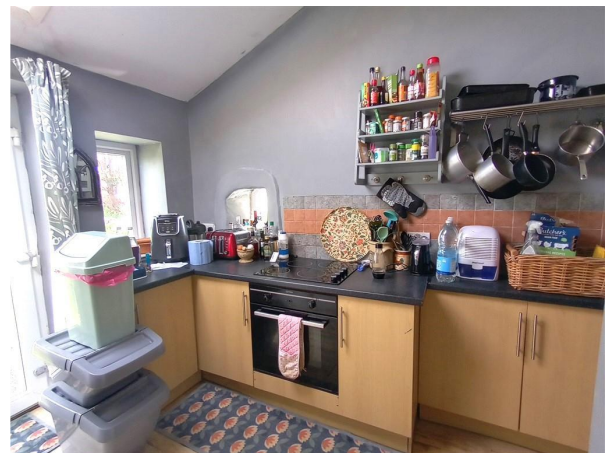
Tenure: Freehold



Main Front View 2



Kitchen - View 1



Kitchen - View 2



Dining Room - View 1

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

Council Tax: Band B, Pembrokeshire County Council (Charge for 2025/26: £1,576.73)

Directions - Directions to assist you in finding this property are as follows: From Crymych, take the turning by the Crymych Arms and follow the signs to Crosswell. At the x-roads in Crosswell, turn left onto the mountain road B4329 and proceed over the Preseli's. At Rosebush, turn right at the x-roads with the B4313 signposted Fishguard & Puncteston. Stay on the B4313 exactly 8km passing the first left hand turning to Puncteston, you will go past a brewery on your right and then S bends. Continue past a 14% gradient sign on your left and take the next left turn for Puncteston. Stay on this road for 1km and the entrance to Penlan Oleu is on your right-hand side (with telegraph pole near entrance). Proceed down the track to the property at the end (be careful if in a low slung vehicle as the track is quite bumpy / pot holed at the moment.) The Cottage is the 2-storey property on the left hand side of the two semi's under the pine trees. Park out the front.
What3words: ///hockey.enable.cone
Google Co-ordinates: 51.96172010369331, -4.916499428343365



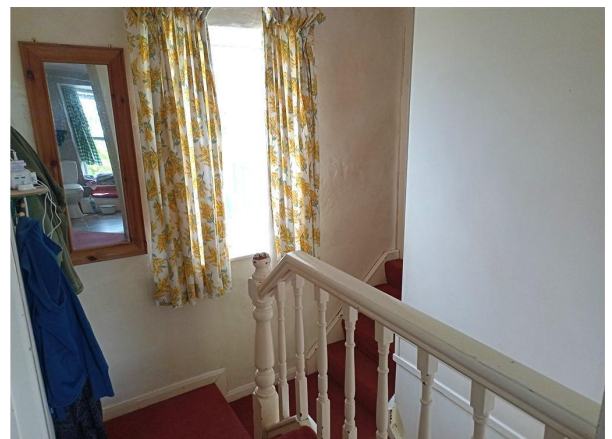
Living Room - View 1



Living Room - View 2



Living Room - View 3



First Floor Landing



Master Bedroom 1



Bathroom



Bedroom 3



Bedroom 2



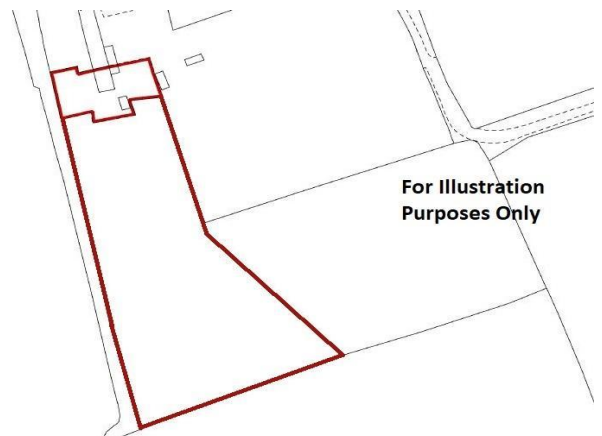
The Land - Circa 1.5 Acres



Rear Lawned Gardens And Views



Outbuilding

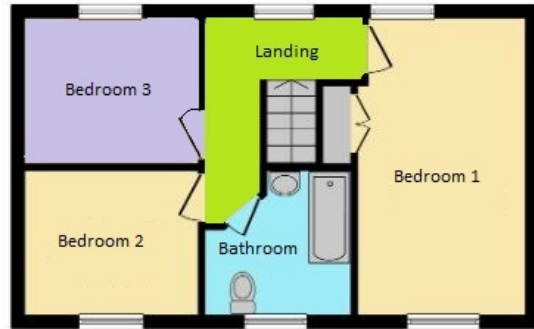


Land Plan - Circa 1.5 Acres Approx

Floorplans

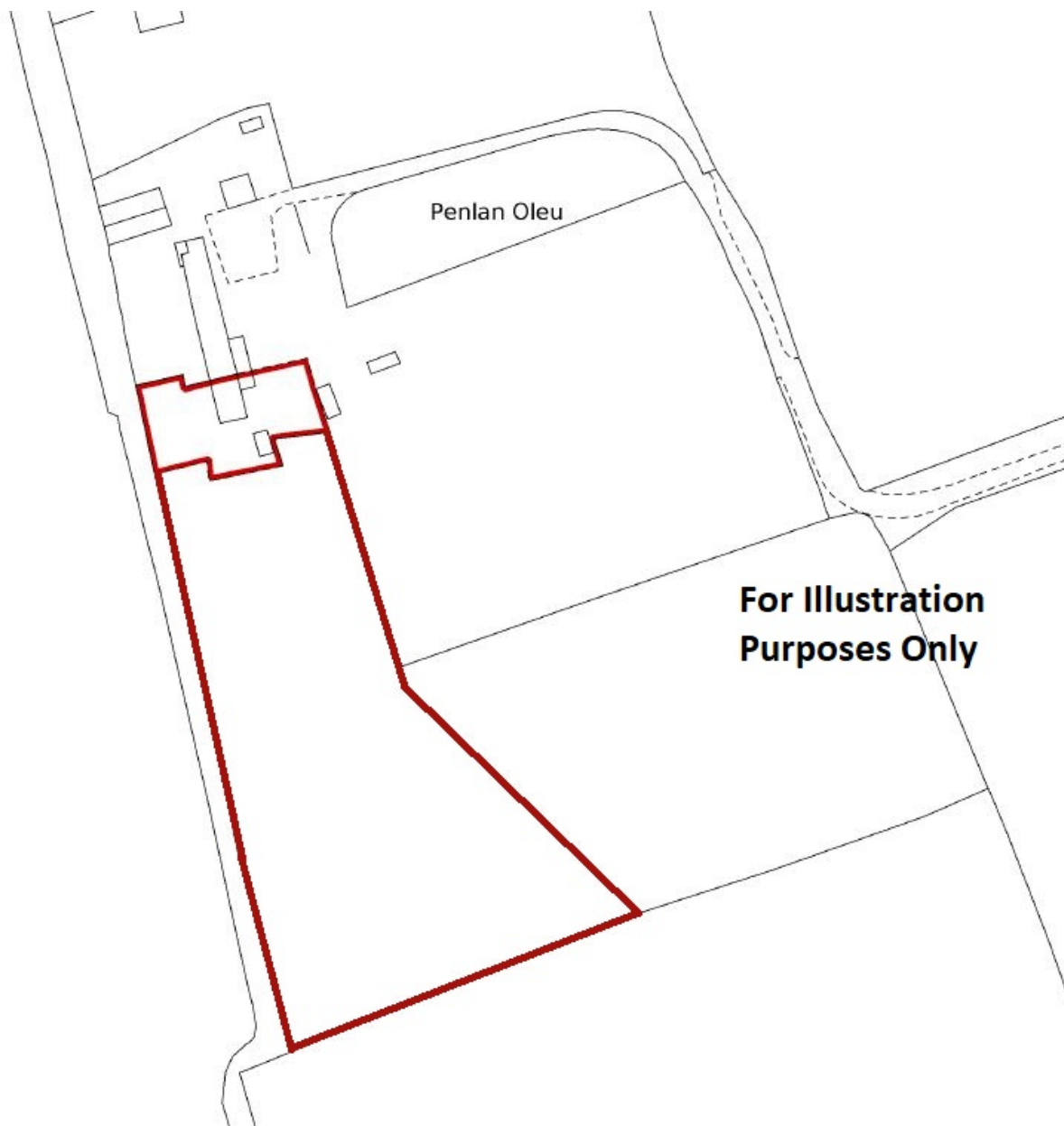


Ground Floor



First Floor

The Cottage, Penlan Oleu



Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		