

142 Main Street • Pembroke  
Pembrokeshire • SA71 4HN  
Tel: (01646) 621500 •  
Email: [info@owenandowen.co.uk](mailto:info@owenandowen.co.uk)  
Website: [www.owenandowen.co.uk](http://www.owenandowen.co.uk)

# **OWEN & OWEN**

## **CHARTERED SURVEYORS**

### **BRYN MAWR UPPER NASH, LAMPHEY PEMBROKE, SA71 5PQ**



**A substantial recently constructed 4/5 bedroom detached house of exceptional quality situated in a delightful rural location with views over open countryside.**

**Viewing is essential to appreciate the wealth of features rarely found in new build properties.**

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

**Directions:** From the offices of Owen & Owen take the A4075 heading out of Pembroke. At the junction with the A477 turn right. The turning to Upper Nash will be found on the right hand side. Take the right hand turn and follow the minor road through the hamlet of Upper Nash and **Bryn Mawr** will be found on the left hand side on the edge of the hamlet (see attached location plan).

**Description:** **Bryn Mawr** is a recently constructed detached house of exceptional quality.

The property has the advantage of full disabled access with all interior and exterior doors being of sufficient width to allow ease of access by wheelchair users.

The property has an alarm system and mains smoke alarm system.

The house has the benefit of hardwood timber double glazed window units throughout, solid oak flooring to the entrance hall with solid oak open tread staircase leading to the first floor. There is a timber cornice to the hallway and cast plaster architrave to the archway leading through from the hallway to the kitchen with additional plaster cornices to the sitting room, dining room and kitchen. There is under floor heating to the sitting room, kitchen and dining room with the remainder of the property being heated by Faral aluminium radiators.

The property has a spectacular kitchen with central work area/breakfast bar having granite work top.

Additionally the master bedroom situated on the first floor is of superb proportions with exposed pine 'A' frame, en-suite wetroom and French doors giving access to a first floor deck area.

**Accommodation:** Access to the property is direct from the village road with rendered pillars leading to the forecourt laid with chippings which has extensive parking with room for in excess of four vehicles.

Solid timber double glazed entrance door with glazed side panel to

**Entrance Hall:** An impressive hallway with solid oak floor. Radiators. Central light point and wall lights. Solid oak open tread staircase laid with carpet leading to first floor. Timber dado rail.

**Study/Bedroom 5:** With timber double glazed window overlooking the front of the property. 3.96m x 2.97m (max) Radiator. Carpet. Large built-in cupboard.

**Family Room/Bedroom 4:** With double glazed window to the front of the property. Fitted carpet  
3.50m x 4.04m Radiator.

From the Hallway and from Family Room/Bedroom 4 door to

**Family Bathroom:** This bathroom features a freestanding hot-tub together with separate shower  
3.50m x 3.58m cubicle with fully tiled walls and power shower. Pedestal wash hand basin.  
Low level flush WC. Tiled floor and extensive wall tiling. Radiator.

**Drawing Room:** With a timber double glazed window to the side of the property. Built in  
(irregular in shape) alcove. Period slate fireplace with open fire. Carpet. Under floor heating.  
4.50m x 5.03m

Archway leading through to

**Dining Room:** With timber double glazed French doors with glazed side panels leading to  
3.96m x 4.72m the side garden. Period fireplace with open fire. Carpet. Under floor  
heating.

**Kitchen:** An exceptional family kitchen with has been fitted out to the highest  
6.63m x 5.48m standard. The kitchen has a double glazed window to the side of the  
(including walk in larder) property together with double glazed patio doors with glazed side panels  
leading to the rear of the property.

There is an extensive range of built in base units with timber work surfaces  
over together with a feature dresser style unit and attractive open shelving.  
There is a range of wall units above the work surfaces.

The island unit with built in breakfast bar has a granite worktop and should  
a future purchaser wish to install a working sink in the island unit then hot  
and cold water connections are available below the unit.

The kitchen has a fitted range style cooker with gas hob and two electric  
ovens. There are hand painted tiles above the range style cooker. Including  
within the kitchen is an integral dishwasher.

Fully tiled floor. Under floor heating.

**Walk in larder/clothes cupboard with extensive shelving.**

**Utility Room:** With a range of base and wall units. Stainless steel sink unit. Washing  
2.74m x 2.29m machine. Double glazed window overlooking the rear of the property.  
Tiled floor and extensive wall tiling.

Door to separate WC/boiler room

**WC/Boiler Room:** 1.67m x 2.36m  
With a double glazed window to the side of the property. Wash hand basin  
Low level flush WC. Floor mounted Boulter Buderus oil fired boiler  
supplying domestic hot water and heating. Hot water tank.

Carpeted stairs leading to

**First Floor Landing:**  
With a double glazed window to the front of the property. Two radiators.  
Carpet.

**Master Bedroom Suite:** 5.49m x 6.70m  
An unusually large bedroom suite with exposed pine 'A' frame beams  
together with Velux style roof light and double glazed window overlooking  
the rear of the property. Double glazed patio doors lead onto a balcony area  
laid with timber decking offering extensive views over the surrounding  
countryside.

Situated within the room is a wood burning stove. 2 radiators. Fitted carpet  
and extensive under eaves storage which has lighting and a radiator.

**En-suite Bathroom:** 3.5m x 3.5m  
(including walk in shower room)  
High level flush WC. Bidet. Pedestal wash hand basin. Radiator. Heated  
towel rail. Carpet.  
Walk in shower with power shower. Fully tiled walls and floor. Heated  
towel rail.

**Bedroom 2:** 5.10m x 3.73m  
With double glazed window to side of the property. Built in cupboard with  
shelving. Carpet. Radiator. Access to loft space.

**Bedroom 3:** 4.57m x 3.73m  
With a double glazed window overlooking the front of the property. Built  
in cupboard with shelving. Radiator. Carpet.

**Family Bathroom:** 3.96m x 3.50m  
With a double glazed window overlooking the front of the property. Low  
level flush WC. Panelled bath. Separate fully tiled shower cubicle Radiator.  
Heated towel rail.

Airing cupboard with radiator.

**Garage:**  
A detached double garage with vehicular up and over electronically operated  
door. The garage is of cavity wall construction which has been insulated.  
There is a tiled floor and power and lighting are connected.

Stairs leading up to mezzanine floor with Velux roof light. Additional attic  
storage.

From the first floor of the garage a door leads to

<b>Raised Deck Area:</b>	A most attractive raised deck area on two levels with extensive views over the adjacent countryside.
<b>Garden:</b>	<p>The property has recently been extensively landscaped with lawned areas to the front and side of the property.</p> <p>There is an oil tank located adjacent to the garage.</p>
<b>Services:</b>	Mains water and electricity are connected to the property. There is a private draining system to a sealed tank.
<b>Local Authority:</b>	<p>Pembrokeshire County Council County Hall Haverfordwest Pembrokeshire SA61 1TP</p>
<b>Tenure:</b>	Freehold
<b>Viewing:</b>	Strictly by appointment with the sole selling agent
<b>Fixture &amp; Fittings:</b>	the carpets, curtains, and blinds as seen are included in the purchase price.
<b>Price:</b>	<p>£345,000 (three hundred and forty five thousand pounds) Subject to contract.</p>
<b>EPC Rating:</b>	Band C

# Energy Performance Certificate



**Bryn Mawr, Upper Nash, Lamphey, PEMBROKE, SA71 5PQ**

**Dwelling type:** Detached house  
**Date of assessment:** 01 July 2013  
**Date of certificate:** 10 July 2013  
**Reference number:** 8003-0191-0129-1507-2373  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 284 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

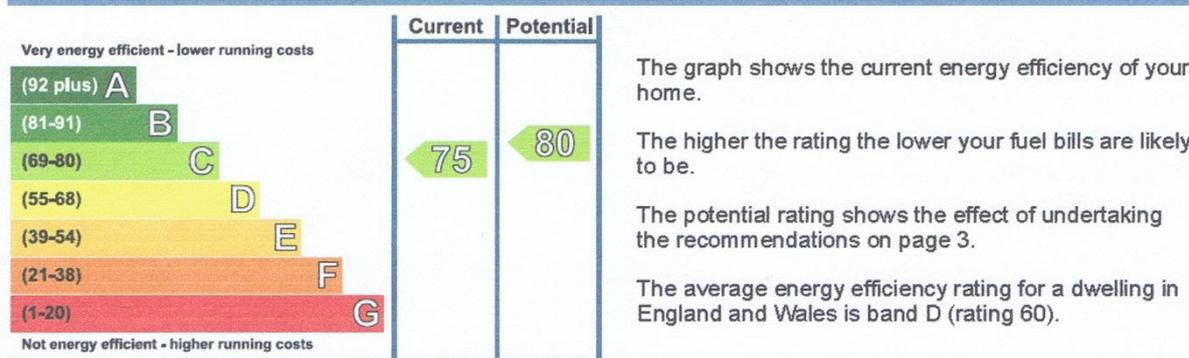
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,665</b>
<b>Over 3 years you could save</b>	<b>£ 246</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 336 over 3 years	£ 336 over 3 years	
<b>Heating</b>	£ 3,849 over 3 years	£ 3,633 over 3 years	
<b>Hot Water</b>	£ 480 over 3 years	£ 450 over 3 years	
<b>Totals</b>	<b>£ 4,665</b>	<b>£ 4,419</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**



**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 249	✓
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 687	✓

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

