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CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS | AUCTIONEERS

8 The Slade, Fishguard, Pembrokeshire, SA65 9PD

Price Guide £189,950

* An Attractive Semi Detached 2 storey character Dwelling House.
* Comfortable 2 Reception, Kitchen, 3 Bedrooms and 2 Bath/Shower Room Accommodation.
* Boarded Loft/Work Room 18' x 17" (apx) with potential as a 4th Bedroom (Subject to necessary Consents).
* Lawned Garden to fore bounded by a Stone Wall and a sizeable rear Ornamental Stone Patio on 2 Levels.
* Ideally suited for Family, Retirement, Investment or Holiday Letting purposes.
* Early Inspection Strongly Advised. Realistic Price Guide.
* N.B. Planning has been granted for a single storey Kitchen/Garden Room extension to the rear.

Situation

Fishguard is a popular Market Town which stands on the North Pembrokeshire Coastline some 15 miles or so North of the County and Market Town of Haverfordwest.

Fishguard has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, a Library and a Leisure Centre.

The twin town of Goodwick is a mile or so distant and Fishguard Harbour being close by, provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The Pembrokeshire Coastline at The Parrog is within a mile or so of the Property and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm yr Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

The Slade is popular Residential Area which runs in an eastly direction off West Street. 8 The Slade is situated within 250 yards or so of Fishguard Town Shopping Centre and Market Square.

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 Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

There are good road links from Fishguard along the Main A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Directions

From the offices of Messrs. J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for 50 yards or so and take the first turning on the right into The Slade. Proceed down the hill for some 70 yards or so and No.8 The Slade is situated on the right. A 'For Sale' board is erected on site.

Description

8 The Slade comprises a semi Detached two storey Dwelling House of solid stone and cavity brick construction with natural stone faced front and side elevations and rendered and roughcast rear elevations under a pitched slate and composition slate roof. Accommodation is as follows:-

Half Glazed Entrance Door

12' x 4" (3.66m x 1.22m)
With pine floorboards, double panelled radiator, electricity consumer unit, electric meter, ceiling light, opening to Inner Hall and door to :-

Sitting Room

13'10" x 12' 4" (maximum) (4.22m x 3.66m 1.22m (maxiumum))
With quarry tiled floor, single glazed sash window, 2 acloves, double panelled radiator, ceiling light, 4 power points and opening to:-

Dining Room

12'4" x 12'3" (maximum) (3.76m x 3.73m (maximum))
With Pine Floorboards, stone open fireplace, alcove, double panelled radiator, ceiling light, 15 pane glazed door to rear garden and door opening to :-

Kitchen

11' x 8'2" (3.35m x 2.49m)
With a wooden floor, fitted open floor cupboards, glass fronted wall cupboards, inset single drainer enamel sink unit with mixer tap, plumbing for automatic washing machine, fridge recess, ceiling light, 12 power points and glazed door to rear garden.

Inner Hall

10'7" x 5' 9" (3.23m x 1.52m 2.74m)
With coat hooks, Pine Floorboards, ceiling light and staircase to First Floor.

Three Quarter Split Level Landing

With a coloured stone wall and stairs to Main Landing and :-

Rear Landing

With doors to Shower Room and:-

Bathroom

8'2" x 5'6" (2.49m x 1.68m)
With white suite of panelled Bath with Shower attachment, Wash Hand Basin and WC, glazed shower screen, single glazed sash window, mainly tiled walls and a ceiling light.

Shower Room

With white suite of Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Bristan electric shower, mainly tiled walls, single glazed sash window, extractor fan and a ceiling light.

Main Landing

10'4" x 7' 5" maximum (3.15m x 2.13m 1.52m maximum)
With pine floorboards, double panelled radiator, ceiling light over stairwell, Sun/Light Tube, doors to Bedrooms and an aluminium ladder to the Second Floor Boarded Loft Room/Studio.

Bedroom 1 (Rear)

11'5" x10'7" (3.48m x3.23m)
With pine floorboards, single glazed sash window, built in wardrobe/cupboard, double panelled radiator, ceiling light and 2 power points.

Bedroom 2 (Front)

12'10" x 10'2" maximum (3.91m x 3.10m maximum)
With pine floorboards, single glazed sash window, ceiling light, Cast Iron feature fireplace, double panelled radiator and 2 power points.

Bedroom 3/Dressing Room

8'3" x 7'2" (2.51m x 2.18m)
With pine floorboards, single glazed sash window, hanging rail, double panelled radiator, ceiling light and 2 power points.

Boarded Loft/Work Room

18'0" x 17'0" (5.49m x 5.18m)
With exposed beams, 2 Velux windows, 2 ceiling lights, double panelled radiator, 2 power points and a Vaillant Gas Combination Boiler (heating domestic hot water and firing central heating).

Externally

There is a Lawned Garden to the fore with Flower Beds and Flowering Shrubs which is bounded by a Stone Wall. There is a concrete path surround to the Property and to the rear is a sizeable garden with Ornamental Stone areas on 2 levels and a raised Timber Decked Patio/Platform. 2 Outside Electric Lights.

Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. Single Glazed Windows. Velux Double Glazed Skylights Windows. Roof Insulation. Telephone, subject to British Telecom regulations. Broadband Connection.

Tenure

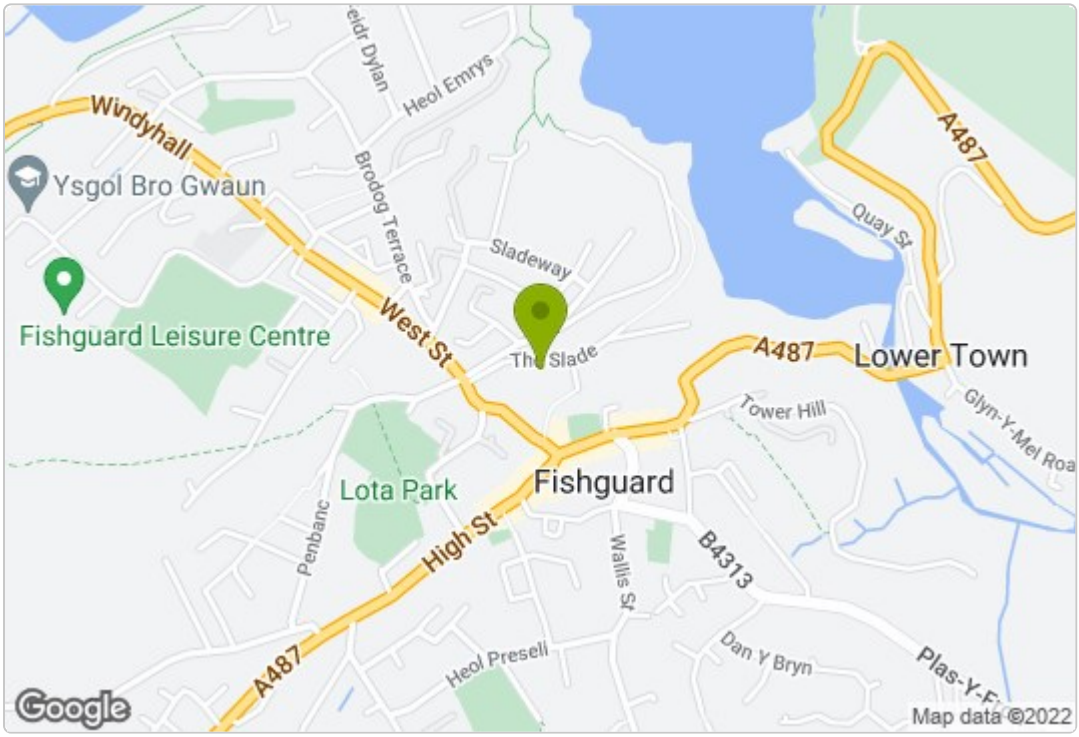
Freehold with vacant possession upon completion.

Remarks

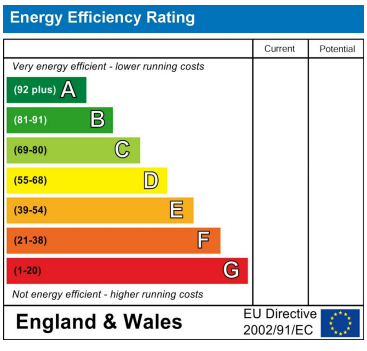
8 The Slade is a comfortable, character 2 storey Dwelling House which stands in a popular residential area and being ideally suited for Family, Retirement, Investment or Letting purposes. The Property has many attractive character features including Quarry Tile floors, Pine Floorboards, Exposed Beams, Stone Fireplace etc. etc.. In addition it has Gas Central Heating, Roof Insulation and Single Glazed Sash Windows. It has a front lawned Garden together with a sizeable rear Ornamental Stone Garden with a raised Timber Decked Patio. It is offered 'For Sale' with a realistic Price Guide and early Inspection is strongly advised.

Floor Plan

Area Map



Energy Efficiency Graph



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