



The Hair Studio, 4 West Street, Fishguard, Pembrokeshire, SA65 9AE

Price Guide £265,000

- Prominently positioned 4 storey Commercial/Residential Property.
- Formerly a very successful Hairdressing Salon with Proprietors Accommodation.
 - Property renovated, modernised and extended some 15 years ago.
- Sizeable rear patio garden and a small sloping lawned area with rear access.
- All Mains Services. Gas C.H. and D.G. Coastal Sea views from 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, Banks, Building Societies, Hotels, Restaurants, Public Houses, Take-Aways, Cafes, Art Galleries, a Cinema/Theatre, Supermarkets 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 Fishguard Town Centre 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 County and Market Town of Haverfordwest is within easy car driving distance which benefits an excellent Shopping Centre together with a wide range of amenities and facilities. There are good Road Links along the A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London. In addition, there are good rail links from Fishguard, Haverfordwest and Carmarthen to Cardiff, London Paddington and the rest of the United Kingdom.

West Street is predominantly a Commercial area and is now a One Way Road leading from West Street towards the Town Centre. 4 West Street stands within 40 yards or so of Fishguard Town Shopping Centre and Market Square.

Description

The Hair Studio comprises a Terraced 4 storey Building of solid stone and cavity concrete block construction with rendered and coloured front and side elevations and rendered and roughcast rear elevations under pitched composition slate roofs.

Reception Hall

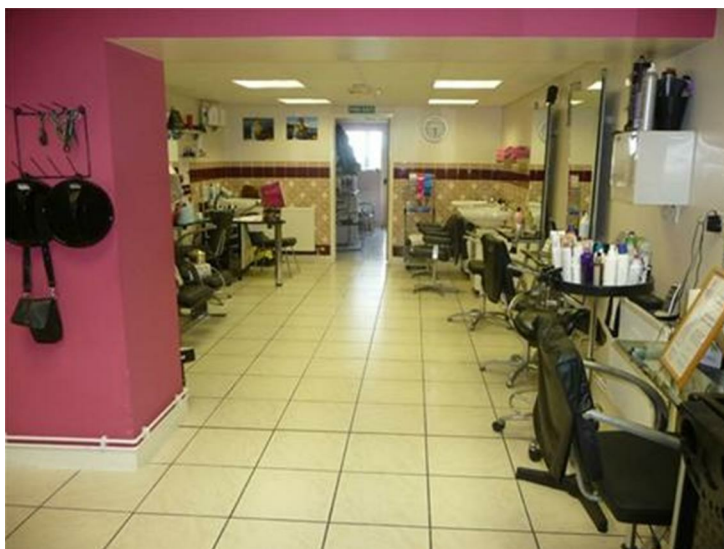
With fitted carpet, double panelled radiator, built in cupboard with coat hooks and an electricity consumer unit, 4 ceiling spotlights, 2 recessed ceiling lights, Hardwood glazed double doors to the Living Accommodation and Inner Hall and a Hardwood staircase

Lower Ground Floor Reception Area

13'3" x 8'9" (4.04 x 2.69)

With fitted carpet, understairs storage area, telephone point, 4 power points, double panelled radiator, 2 ceiling spotlights, 2 built in Storage Cupboards with shelves, 3 recessed ceiling lights and opening with step down to salon.

Former Hairdressing Salon



31'5" x 12'0" (9.60 x 3.66)

(Picture taken when trading) With ceramic tile floor, ample power points, TV point, 2 double panelled radiators, 10 recessed ceiling lights, 2 extractor fans, 3 Wash Hand Basins, part tiled surround and door.

Utility / Staff Room

14'6" x 9'1" (4.42 x 2.79)

With ceramic tiled floor, inset single drainer Stainless Steel sink unit with hot and cold, 2 strip lights, cooker box, coat hooks, Airing Cupboard with a pre-lagged copper hot water cylinder and immersion heater and shelves, tiled splash-back, plumbing for automatic washing machine, Vaillant wall mounted Gas Boiler (heating domestic hot water and firing central heating), tumble drier vent, built in Storage Cupboard, double glazed window, double panelled radiator, double glazed door to rear patio, Honeywell Central Heating Time-switch, ample power points.

Separate WC

With ceramic tiled floor, double glazed window, white suite of Wash Hand Basin and WC, tiled splash-back, wall mirror, ceiling light, toilet roll holder, towel rail and wall shelves.

PROPRIETORS ACCOMMODATION

Hardwood Double Glazed double doors from Ground Floor Hall to, Inner Hall With fitted carpet, staircase to First Floor and door.

Inner Hall

with fitted carpet, staircase to First Floor and door to :-

Kitchen/Breakfast Room



15'5" x 10'9" (4.72 x 3.30)

With laminate tile floor, range of medium oak floor and wall cupboards, part tiled surround, inset single drainer stainless sink unit with mixer tap, 2 strip lights, Rosiers (Paul Bocuse) freestanding Cooker Range with 2 double Ovens with Grills (one convection oven and one combined convection/fan oven) with 4 ring Gas Hob and a Hot Plate, cooker hood, built in fridge, built in freezer, built in De Dietrich dishwasher, concealed worktop lighting, 12 power points, cooker box, appliance points, TV point, telephone point, breakfast bar, Honeywell Central Heating Timeswitch, Boiler Cupboard housing a Worcester wall mounted Gas Boiler (heating domestic hot water and firing central heating) and a Hot Water Cylinder with an Immersion Heater.

Dining Room



12'2" x 11'3" (3.71 x 3.43)

With a solid wood floor, 2 Velux windows, 2 downlighters, TV point, telephone point, double panelled radiator, 4 power points.

Sitting Room



20'2" x 14'2" (6.15 x 4.32)

With fitted carpet, 4 downlighters, attractive marble effect fireplace with a Cherrywood surround housing a coal effect Gas Fire, TV point, 10 power points, double glazed window and a double glazed door to a galvanised steel spiral staircase which gives access to the rear patio garden.

Split Level Half Landing

with fitted carpet and double glazed window with vertical blinds.

First Floor Landing

With fitted carpet, double glazed window, radiator, 2 power points, ceiling light, smoke detector (not tested), Airing Cupboard with radiator and shelves and staircase to Second Floor.

Bedroom 1



11'8" x 11'3" (3.58 x 3.43)

With fitted carpet, double glazed window (affording Coastal Sea views to Dinas Head), ceiling light, fitted range of wardrobes, wall cupboards and chest of drawers, 2 wall spotlights, ceiling light, double panelled radiator, telephone point and 4 power points.

Bathroom



10'11" x 8'2" (3.35 x 2.51)

With double glazed window with roller blind, ceramic tile floor, half tiled walls, 4 ceiling spotlight, Manrose extractor fan, mirror fronted medicine cabinet with built in electric light, champagne suite of Jacuzzi Bath, Wash Hand Basin in a vanity surround and WC, Mira Excel Thermostatic Shower over Bath, shower curtain and rail, wall mirror with 2 electric lights, double panelled radiator, towel ring, soap dish, toothbrush holder towel rail and a shaving mirror.

Split Level Landing

Second Floor Landing

With fitted carpet, double panelled radiator, double glazed window, ceiling light, 2 power points and access to an insulated Loft.

Bedroom 2



12'7" x 11'5" (3.86 x 3.48)

With fitted carpet, double panelled radiator, ceiling light, TV point, 2 power points and a double glazed window affording Coastal Sea views to Dinas Head.

Bathroom



With ceramic tile floor, double glazed window with roller blind, 4 ceiling spotlight, white suite of panelled Bath with Shower attachment, Wash Hand Basin, WC and glazed and tiled Shower Cubicle with downlighter over and a Mira Excel Thermostatic Shower, radiator, toilet roll holder, glass shelves, mirror fronted medicine cabinet, toothbrush holder, soap dish, shaver light/point, wall mirror, towel ring and coat hooks.

Garden / Externally



Directly to the rear of the Property is a paved patio area with double doors leading out onto a Footpath which gives access onto West Street. A galvanised steel staircase leads down to the lower garden which includes ornamental stone areas, flowering shrubs, Hydrangeas, a Weeping Willow Tree as well as a Timber Garden Shed 6' x 4' and a Workshop/Store Shed 11'7" x 6' of concrete block construction with a box profile roof with a wall strip light and 2 power points. In addition, there are 2 Outside Electric Lights (one security) and an Outside Water Tap. Rear pedestrian access onto West Street.

Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating (Two Boilers). Double Glazing. Cavity Wall and Loft Insulation. Telephone (subject to British Telecom regulations).

Tenure

Freehold with Vacant Possession upon Completion.

General Remarks

The Hair Studio is a deceptively spacious, Terraced

Property which was formerly a Hairdressing Salon but is equally well suited for a variety of other Commercial purposes or as a Private Residence (subject to any necessary Change of Use and/or Planning Consents). In order to appreciate the full extent of Accommodation, the rear garden and the outlook from the rear, inspection is essential and strongly advised.

Direction

From the Offices of Messers J.J. Morris at 21 West Street, turn right and proceed in the direction of Main Square and The Hair Studio is situated on the left hand side of the road some 40 yards or so prior to the Town Centre and Market Square.

DIRECTIONS


From the Offices of J. J. Morris at 21 West Street, turn right and proceed towards Market Square. 4 West Street is on the left, some 40 yards or so prior to the Town Centre and Market Square.



Area Map



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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