

5 High Street, Fishguard, Pembrokeshire, SA65 9AN

Price Guide £335,000

- * A substantial 3 storey Terraced Listed Grade II Commercial/Residential Property.
- * The Ground Floor Commercial Accommodation is ideally suited for a Shop or an Office.
- * Self Contained 3 Bedroom Maisonette with a fully fitted Kitchen/Studio/Living Room on the First and Second Floor.
- * The Ground Floor Commercial premises has Electric Heating and is in the main, uPVC Double Glazed.
- * First and Second Floor Maisonette has Gas Central Heating, Roof/Loft Insulation and is mainly uPVC Double Glazed.
- * Cellar Store Room and a rear Indian Sandstone Paved Patio area.
- * The Property has recently been renovated and modernised throughout to an extremely high standard.
- * Early Inspection Strongly Advised. Realistic Price Guide.

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 from Fishguard along the A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London. In addition, there are good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the United Kingdom.

High Street is a mixed Commercial/Residential area which runs in a south easterly direction from Market Square towards Haverfordwest. 5 High Street is situated within 50 yards or so of the Town Centre and it's amenities.

DIRECTIONS

From the Offices of Messrs J.J. Morris at 21 West Street, turn right and bear left towards Market Square. Upon reaching Market Square, follow the road around to the right into High Street and 5 High Street is some 50 yards or so further along, on the left hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

5 High Street comprises a Terraced 3 storey Building of solid stone construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

Entrance Door to:-

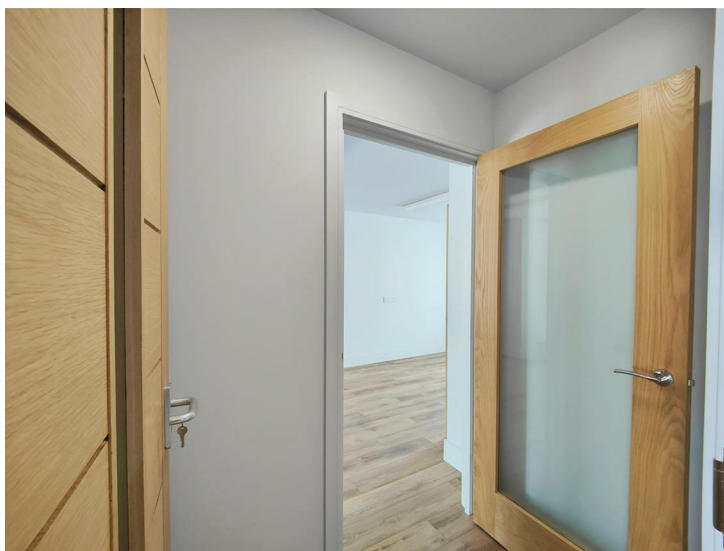
Hall



12'9" x 3'9" (3.89m x 1.14m)

With laminate Oak floor, ceiling light, Electricity Meter Cupboard, mains Smoke Detector, Oak door to Inner Hall leading to First and Second Floor Maisonette and Oak door to:-

Lobby



With a laminate Oak floor, ceiling light, emergency light and Oak door to:-

Shop/Office



25'0" x 14'3" (7.62m x 4.34m)

(maximum). With a laminate Oak floor, single glazed window with venetian blinds and a uPVC double glazed window to rear with venetian blinds, 4 LED strip lights,

ample power points, telephone point, Sygma wall mounted electric radiator, 2 Mains Smoke Detectors, emergency lighting and Oak door to:-

Inner Hall (split level)

14'0" x 3'0" (4.27m x 0.91m)

With a laminate Oak floor, ceiling light, downlighter, electricity consumer unit, door to Cellar Storeroom and opening to:-

Office/Store Room



14'11" x 6'11" (4.55m x 2.11m)

With a laminate Oak floor, 2 uPVC double glazed windows with venetian blinds, Sygma wall mounted electric radiator, telephone point, 10 power points, Mains Smoke Detector, 2 LED strip lights and door to:-

Rear Hall

("L" shaped). With a laminate Oak floor, uPVC double glazed window with venetian blinds, ceiling light, emergency light, uPVC door to rear Patio Garden and a step up to:-

Kitchenette



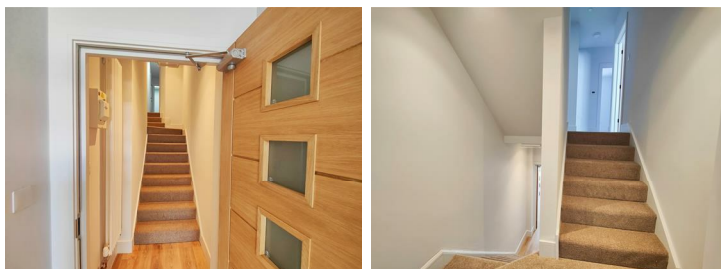
With a laminate Oak floor, inset single drainer stainless steel sink unit with mixer tap and a companion unit housing a Hyco hot water heater, ceiling light, 2 power points, Mains Smoke Detector, extractor fan, uPVC double glazed window with venetian blinds and door to:-

Separate WC

With a laminate Oak floor, suite of Wash Hand Basin and WC, extractor fan and ceiling light.

A pedestrian door from the Inner Hall gives access to a:-

Hall/Landing Area



With electric light and Slate/Stone steps leading down to a:-

Cellar Store

18'0" x 12'0" (5.49m x 3.66m)

With reduced headroom, strip light, Mains Smoke Detector, 2 power points and a Water Storage Tank and Pump for Sprinkler system.

An Oak door from the Hall leads to an:-

Inner Hall

With a laminate Oak floor, electricity consumer unit, vertical radiator, emergency light, downlighter and stair to:-

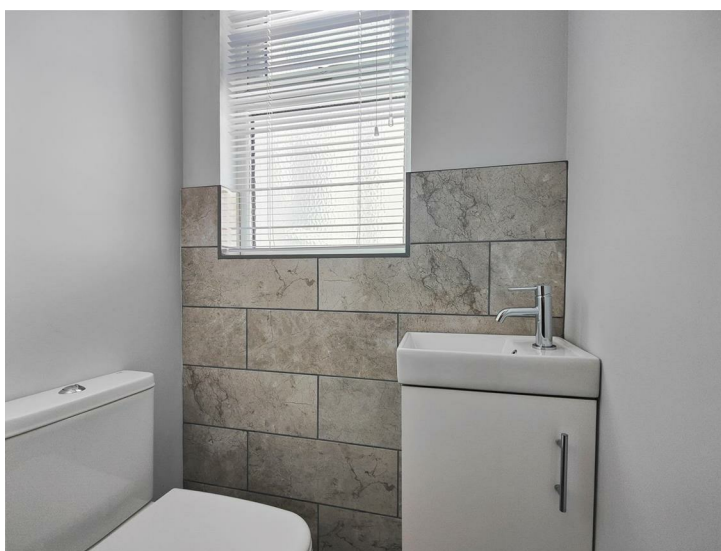
Half Landing

With stairs to Main Landing, 2 downlighters and a short flight of stairs and Oak door to:-

Rear Landing

With a laminate Oak floor, radiator, 2 downlighters, Mains Smoke Detector, 2 power points and doors to Utility Room, Shower Room and:-

Separate WC



With a laminate Oak floor, uPVC double glazed window with venetian blinds, suite of Wash Hand Basin in a vanity surround and WC, part tile surround, extractor fan and downlighter.

Utility Room



6'1" x 3'11" (1.85m x 1.19m)

With a laminate Oak floor, 2 downlighters, stainless steel sink unit with a companion unit, plumbing for automatic washing machine, 2 power points and a Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

Shower Room



7'0" x 6'6" (2.13m x 1.98m)

With vinyl floor covering, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Quadrant Shower with a Thermostatic Shower, Velux window, 4 downlighters, illuminated wall mirror and a Chrome dual fuel heated towel rail/radiator.

FIRST FLOOR

Landing

With fitted carpet, Oak door to staircase to Second Floor, built in Airing/Linen/Cloaks Cupboard with radiator and an electricity consumer unit.

Bedroom 1 (front)



13'0" x 9'0" (3.96m x 2.74m)

(average). With fitted carpet, single glazed window with venetian blinds, radiator, ceiling light, TV point and 9 power points.

Bedroom 2 (rear)



12'4" x 10'8" (3.76m x 3.25m)

With fitted carpet, radiator, ceiling light, uPVC double glazed window with venetian blinds, TV point and 9 power points.

Bedroom 3 (front)



9'5" x 9'0" (2.87m x 2.74m)

With single glazed sash window with venetian blinds, radiator, ceiling light, 7 power points, TV point and a built in double wardrobe with cupboard above.

An Oak door from the Landing gives access to a Staircase to a:-

Half Landing

6'6" x 3'0" (1.98m x 0.91m)

With fitted carpet, ceiling light over stairwell, Velux double glazed window and stair to:-

SECOND FLOOR

Living Room/Studio/Kitchen



24'0" x 18'2" (7.32m x 5.54m)

With a laminate wood floor, range of fitted floor and wall cupboards, Mains Smoke Detector, inset single drainer composite sink unit with mixer tap, built in Bosch Microwave/Oven, built in Bosch Single Oven/Grill, built in Smeg Fridge/Freezer, Neff 5 ring Gas Cooker Hob, Hotpoint Cooker Hood, built in Bosch Dishwasher, exposed "A" frames with 8 spotlights, 7 downlighters, suspended central ceiling light, 2 cast iron radiators, extractor fan, Velux double glazed skylight window, 3 uPVC double glazed windows with venetian blinds, Gazco built in remote controlled log effect electric fire, 16 power points, Internet point and a Samsung wall mounted 66" Flat Screen TV.

EXTERNALLY

To the rear of the Property is a reasonable sized enclosed Indian Sandstone Paved Patio.

Outside Electric Light.

SERVICES

Mains Water, Electricity, Gas and Drainage are connected. Electric Heating to Ground Floor Commercial Unit. Gas Central Heating to First and Second Floor Maisonette. Front Elevation Windows Single Glazed. Rear Elevation Windows and Door uPVC Double Glazed. Velux Double Glazed Skylight windows. Wiring for Telephone. Roof/Loft Insulation.

TENURE

Freehold with Vacant Possession upon Completion.

LISTED BUILDING

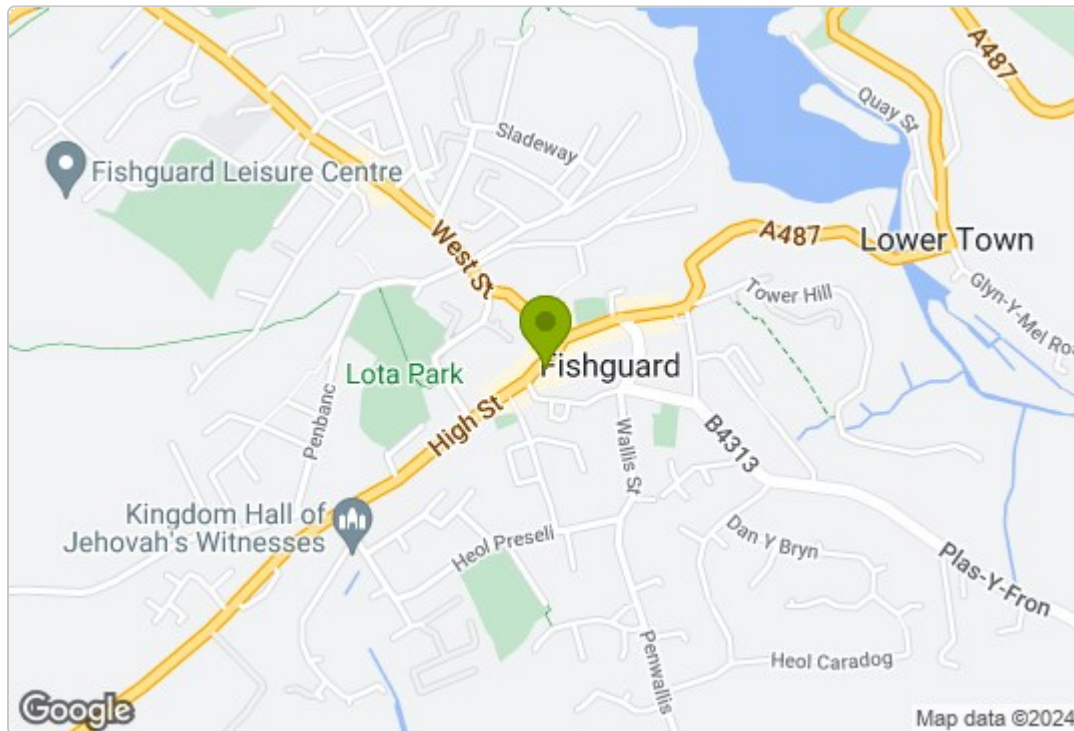
5 High Street is a Listed Grade II Building.

REMARKS

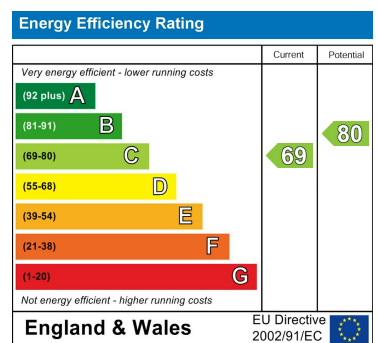
5 High Street is a deceptively spacious, 3 storey Terraced Building which has been renovated, modernised and refurbished throughout to an extremely high standard. There is a self contained Shop/Office Premises on the

Ground Floor together with a Rear Office/Store Room, Kitchenette, Separate WC and a Cellar/Store, whilst on the First and Second Floor there is a 3 Bedroom Maisonette with Shower Room, Separate WC, Utility Room and an Open Plan Kitchen/Living Room/Studio on the Second Floor (24'0" x 18'2"). The Property is in excellent decorative order which benefits from Electric Heating on the Ground Floor and Gas fired Central Heating to the First and Second Floor. The Property is well suited for Commercial/Residential purposes whereupon the Ground Floor would provide for a Lock Up Shop/Office premises with a First and Second Floor Maisonette providing 3 Bedroom accommodation. Renovated and Refurbished Commercial/Residential properties of this nature are few and far between and early inspection is strongly advised. It enjoys an excellent trading location in the centre of this popular Market Town and early inspection strongly advised.

Area Map



Energy Efficiency Graph



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.