



54 Vergam Terrace, Fishguard, Pembrokeshire, SA65 9DF

Price Guide £335,000

- *An attractive modern Architect designed 3 storey Semi Detached Dwelling House
- *Deceptively spacious Open Plan Reception/Kitchen, Utility, 4 Bedrooms and 2 Bath/Shower accommodation.
- *uPVC Double Glazing, Gas Central Heating, Floor, Wall and Roof Insulation.
- *Walled forecourt and a easily managed rear Lawned Garden with Paved Patio.
- *Block Pavior Hardstanding with Off Road Parking for 2 Vehicles.
- *Ideally suited for Family, Retirement, Investment or for Letting purposes.
- *Inspection essential to appreciate the qualities of this exceptional Town House. Realistically priced.
- * EPC Rating "A"

Situation

54 Vergam Terrace is situated 600 yards or so of Fishguard Town Shopping Centre and Market Square.

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, Library, a Post Office, Hotels, Restaurants, Public Houses, Cafes, Takeaways, 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 three quarters of a mile or so by road of the Property and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm yr Eglwys, Aberfforest, Aber Rhigian, Cwm, Parrog Newport, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

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, a Post Office, Repair Garages, a Further Education College, Petrol Filling Stations, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Fishguard 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 JJ Morris at 21 West Street turn left and proceed in the direction of Goodwick for 500 yards or so and 54 Vergam Terrace is situated on the right hand side of the road.

Description

54 Vergam Terrace comprises a 3 storey Semi Detached Dwelling House of cavity concrete block construction with rendered and whitened elevations under a pitched composition slate roof. Accommodation is as follows:-

Composite Double Glazed Entrance Door to:-

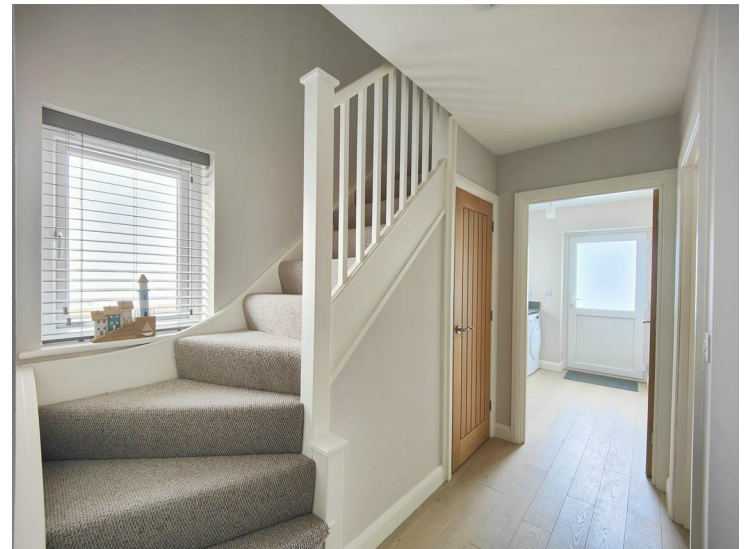
Porch



5'9" x 5'0" (1.75m x 1.52m)

With an engineered Oak floor with underfloor heating, 2 uPVC double glazed windows, ceiling light, coat hooks and Oak door to:-

Hall



With engineered Oak floor with underfloor heating, staircase to First Floor, mains smoke detector, central heating thermostat control, understairs Storage Cupboard with central heating manifold and solar power inverter, uPVC double glazed window with wooden blinds, 2 ceiling sprinklers and doors to Open Plan Living Room, Utility Room and:-

Cloakroom



6'7" x 3'8" (2.01m x 1.12m)

With engineered Oak floor with underfloor heating, white suite of WC and Wash Hand Basin in a vanity surround, tile splashback, towel ring, 2 downlighters, wall mirror, central heating thermostat control and toilet roll holder.

Open Plan Living Room/Kitchen



34'6" x 11'8" overall (10.52m x 3.56m overall)

Living Area



With engineered Oak floor with underfloor heating, TV point, telephone point, 9 power points, CCTV point, wiring for Satellite TV, uPVC double glazed window with wooden blinds, 2 sprinklers, uPVC double glazed French doors to rear Paved Patio and Garden and opening to:-

Kitchen Area



With engineered Oak floor with underfloor heating, uPVC double glazed window to fore with wooden blinds, range of Wren fitted floor and wall cupboards with a Caesar stone (engineered quartz) worktop, Bosch 4 ring Induction Hob, Bosch Cooker Hood (externally vented), Bosch eye level Double Oven/Grill, Bosch built in Fridge/Freezer, built in Siemens Dishwasher, concealed LED worktop lighting, composite sink with mixer tap, breakfast bar, appliance points, central heating thermostat control, 6 downlighters, cooker box and 12 power points.

Utility Room



8'9" x 6'2" (2.67m x 1.88m)

With engineered Oak floor with underfloor heating, composite single drainer stainless steel sink unit with mixer tap, range of floor cupboards with a Caesar stone (engineered quartz) worktop, uPVC double glazed door to rear Garden, Bosch washing machine, Bosch condenser tumble dryer, coat hooks, 4 power points, uPVC double glazed window with blinds, Boiler Cupboard housing a Worcester wall mounted Gas Boiler (heating domestic hot water and firing central heating), electricity consumer unit, ceiling light, mains smoke detector and a central heating thermostat control.

First Floor

Landing

9'6" x 9'1" (2.90m x 2.77m)

With fitted carpet, staircase to Second Floor, ceiling light, mains smoke detector, sprinkler, Robus central heating thermostat control and a built in Airing/Linen Cupboard with a pressurised hot water cylinder and immersion heater and 2 central heating timeswitches.

Bedroom 4/Office (Rear)

8'10" x 8'2" (2.69m x 2.49m)

With fitted carpet, uPVC double glazed window with wooden blinds (affording sea views), double panelled radiator, sprinkler, ceiling light and 6 power points.

Bedroom 3 (Rear)



9'8" x 9'6" (2.95m x 2.90m)

With fitted carpet, ceiling light, double panelled radiator, sprinkler, built in mirror fronted wardrobes with shelves, 6 power points, uPVC double glazed window with wooden blinds (affording sea views), sprinkler and TV point.

Bedroom 2 (Front)



11'0" x 10'7" (3.35m x 3.23m)

With fitted carpet, double panelled radiator, uPVC double glazed window with wooden blinds, built in mirror fronted wardrobe with shelves, sprinkler, ceiling light, TV point and 8 power points.

Bathroom



7'3" x 6'6" (2.21m x 1.98m)

With ceramic tile floor, white suite of panelled Bath with glazed shower screen and thermostatic shower over, Wash Hand Basin in a vanity surround and WC, Verona Grigio tiled walls, uPVC double glazed window with wooden blinds, 4 downlighters, extractor fan, chrome electrically heated towel rail/radiator and an illuminated wall mirror with demister.

Second Floor

Landing

6'8" x 5'11" (2.03m x 1.80m)

('L' shaped) With fitted carpet, Velux window, Robus central heating thermostat control, sprinkler, ceiling light and door to:-

Bedroom 1



14'5" x 12'5" (4.39m x 3.78m)

With fitted carpet, uPVC double glazed dormer window with wooden blinds (affording Coastal Sea views over Fishguard Bay to Dinas Head), double panelled radiator, ceiling light, sprinkler, 6 power points, access to under eaves storage space, TV point and Oak door to:-

Ensuite Shower Room



5'9" x 4'9" (1.75m x 1.45m)

With ceramic tile floor, ceiling light, extractor fan, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and Verona Grigio tiled shower cubicle with a thermostatic shower, chrome electrically heated towel rail/radiator, tile splashback, wall mirror and a toilet roll holder.

Externally



There is a walled forecourt to the Property with a Bin/Storage Area and a Paved Path giving access to a Paved Patio at the rear together with an enclosed (easily maintained) rear Lawned Garden. Steps from the rear Patio lead to a Block Pavior hardstanding which allows for Off Road Parking for 2 Vehicles.

2 Outside Electric Lights (1 sensor light). 2 Outside Power Points. Outside Water Tap and a Swann 3 Camera CCTV system.

Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Cavity Wall, Floor and Roof Insulation. Telephone,

subject to British Telecom Regulations. Broadband Connection. 8 Photovoltaic Solar Panels on south facing roof.

Tenure

Freehold with Vacant Possession upon Completion.

NHBC

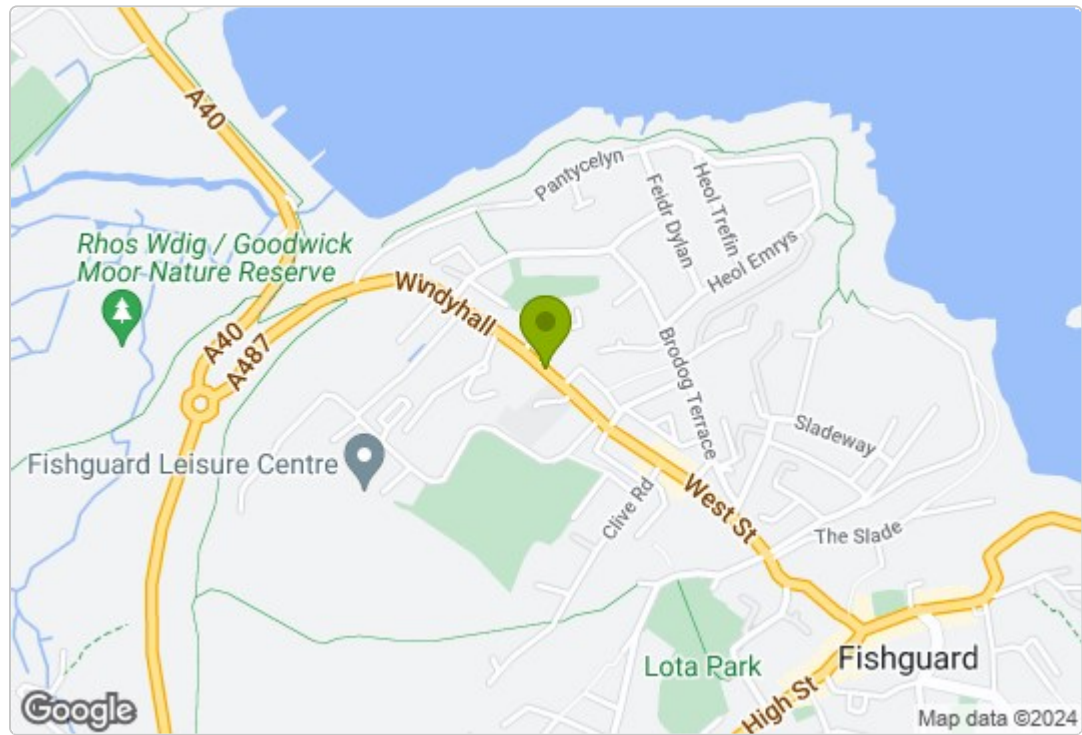
54 Vergam Terrace has a 10 Year NHBC Building Certificate with 9 Years or so remaining.

Remarks

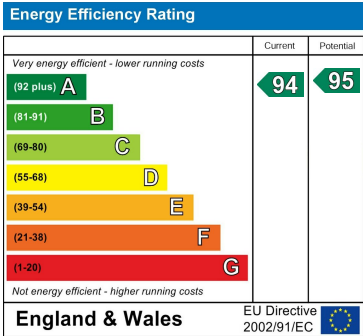
54 Vergam Terrace is an exceptional Semi Detached 3 storey Architect designed dwelling house which stands in a convenient and popular residential area within 600 yards or so of Fishguard Town Shopping Centre and its amenities. The Property is in excellent decorative order throughout and has the benefit of Gas Central Heating, uPVC Double Glazing and Cavity Wall, Floor and Roof Insulation. In addition, it is has a Walled Forecourt with a Bin Store and a rear Paved Patio together with a reasonable sized easily maintained Lawned Garden and Off Road Parking for 2 Vehicles. It is ideally suited for a Family, Retirement, Investment or for Letting purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection is strongly advised in order to appreciate the qualities of this exceptional Semi Detached 3 storey Town House.

Floor Plan

Area Map



Energy Efficiency Graph



Council Tax Band - D

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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