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CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS | AUCTIONEERS

8A Hottipass Street, Fishguard, Pembrokeshire, SA65 9LJ

Price Guide £145,000

* A comfortable End of Terrace 2 storey Cottage Residence,
* Well appointed 1/2 Reception, 2 Bedroom and 2 Bath/Shower Room Accommodation.
* Gas Central Heating, Double Glazed Windows and Doors and Loft Insulation.
* Rear Pedestrian Access over the Tarmacadamed Hardstanding at the side and rear.
* Within 20-25 metres or so of the Property is a Garden measuring 8m x 5m (26'0" x 16'6") apx.
* Ideally suited for a Couple, First Time Buyers, Retirement or for Investment purposes.
* 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, a Building Society, 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 of the Property by road 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, Porthgain Traeth Llyfn, Abereiddy and Whitesands Bay.

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 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.

Hottipass Street is a popular, predominantly residential area which runs in a south easterly direction from the centre of Fishguard towards Llanychaer and Maenclochog.

8A Hottipass Street is situated within 350 yards or so of Fishguard Town Shopping Centre and Market Square.

Directions

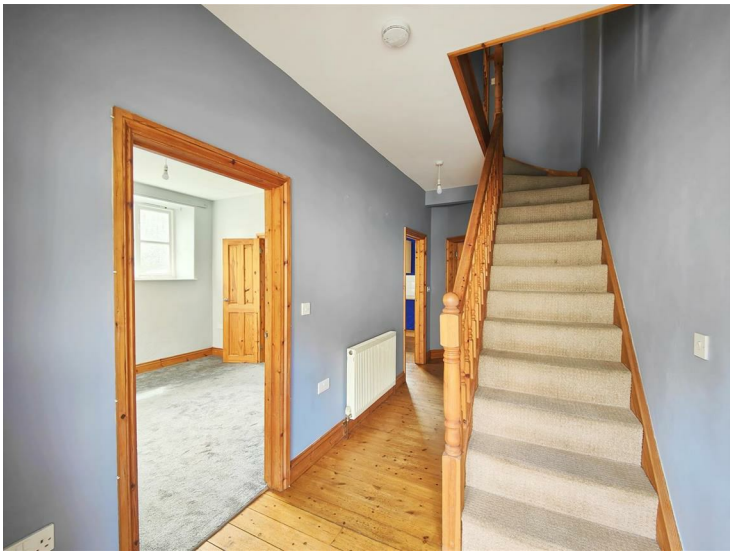
From the Offices of Messrs J. J. Morris at 21 West Street, turn right and proceed up to Market Square. Take the turning on the left into Main Street and some 70 yards or so further on, take the first turning on the right into Hamilton Street. Continue on this road for 100 yards or so and take the first turning on the left into Park Street. Proceed on this road for a 100 yards and follow the road to the right into Hottipass Street. Continue this road for 80 yards or so and 8A Hottipass Street is situated on the right hand side of the road (just prior to Hottipass Garage). A 'For Sale' board is erected on site.

Description

8A Hottipass Street comprises an End of Terrace 2 storey Cottage of predominantly solid stone construction with rendered and rough cast elevations under a pitched slate roof. Accommodation is as follows :-

Double Glazed Entrance Door to :-

Hall



17'10" x 6'6" (maximum measurement) (5.44m x 1.98m (maximum measurement))
With pine floor boards, staircase to First Floor, understairs storage area, 2 ceiling lights, telephone point, 4 power points, mains smoke detector and doors to Kitchen/Dining Room and :-

Sitting Room

12'6" x 10'11" (3.81m x 3.33m)
With fitted carpet, 3 double glazed windows, double panelled radiator, TV point, telephone point, 10 power points, mains smoke detector, electricity meter cupboard and pine double doors to :-

Kitchen/Dining Room

13'10" x 10'11" (maximum measurement) (4.22m x 3.33m (maximum measurement))
With pine floorboards, double panelled radiator, double glazed window to rear, range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, breakfast bar, part tile surround, double glazed door to rear paved path which leads to steps to the parking area, built-in electric single oven/grill, 4 ring gas cooker hob and cooker hood, cooker box, 11 power points, double panelled radiator, 6 downlighters, mains smoke detector, Worcester wall mounted gas boiler (heating domestic hot water and firing central heating), plumbing for automatic washing machine and door to Hall.

Shower Room

9'3" x 5'8" (2.82m x 1.73m)
With pine floorboards, white suite of Wash Hand Basin and WC and a glazed and tiled Shower Cubical with a Thermostatic Shower, tile splashback, wall mirror, 3 down lighters, extractor fan, double glazed window, double panelled radiator, glass shelf and a toilet roll holder.

First Floor

Landing

With fitted carpet, ceiling light, 2 power points, mains smoke detector (not tested), doors to bedrooms and :-

Bathroom

7'5" x 6'6" (2.26m x 1.98m)
With pine floorboards, chrome heated towel rail/radiator, double glazed window with venetian blinds, 2 corner shelves, white suite of panelled Bath, Wash Hand Basin and WC, Thermostatic Shower over bath, glass shower screen, shaver light/point, toilet roll holder, 4 downlighters, Manrose extractor fan, storage shelf and a tile splashback.

Bedroom 1

18'6" x 12'1" (maximum measurement) (5.64m x 3.68m (maximum measurement))
With pine floorboards, 2 double glazed windows, TV point, telephone point, 6 power points, double panelled radiator, alcove and ceiling light.

Bedroom 2 (rear)

11'10" x 11'1" (3.61m x 3.38m)
With pine floorboards, double panelled radiator, TV point, telephone point, 6 power points, ceiling light, double glazed window, ceiling light on dimmer and a display shelf at low level.

Externally

Directly to the rear of the Property is a paved path with steps and wrought iron railings leading up to a tarmacadamed hardstanding area over which the Property has rear pedestrian access which leads onto Hottipass Street. Within 20-25 metres or so of the rear of the Property is a Garden area which has an approximate measurement of 8m x 5m (26'0" x 16'6").

Outside Electric Light and an Outside Water Tap.

Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating, Double Glazing and Loft Insulation. Wiring for Telephone (but not connected).

Tenure

Freehold with vacant possession upon Completion.

Rights of Ways

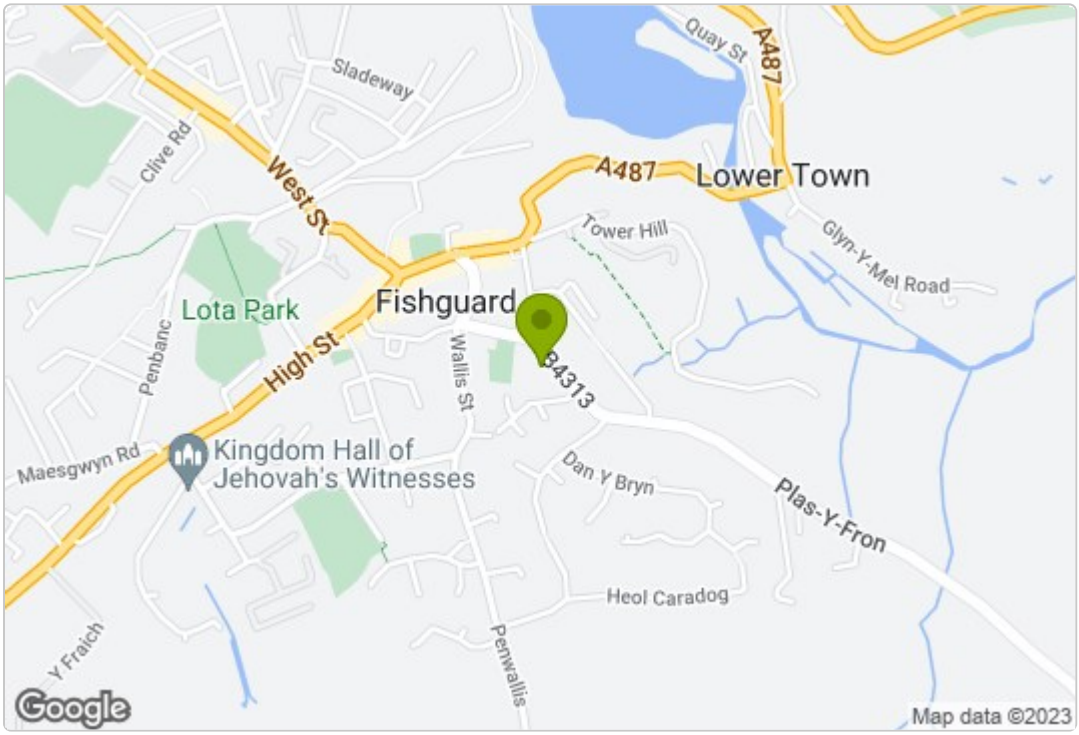
A Pedestrian Access Right of Way exists in favour of the Property over Land that forms part of Hottipass Garage.

Remarks

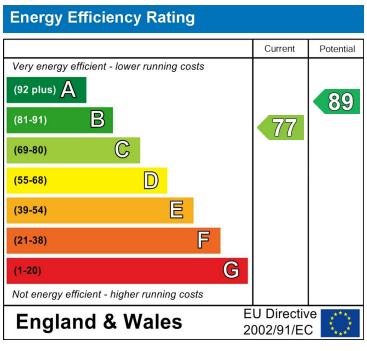
8A Hottipass Street is a comfortable well appointed 2 storey End of Terraced Cottage which stands in a convenient Location in this popular Market Town and being ideally suited for a Couple, First Time Buyers, Retirement or for Investment purposes. The Property is in good decorative order throughout benefitting from Gas Central Heating, Double Glazing and Loft Insulation. In addition, it has a small rear yard with steps leading to a tarmacadamed hardstanding over which the Property has rear Pedestrian Access. Within 20-25 metres or so of the rear of the Property is a Garden area which measures 8m x 5m (26'0" x 16'6") approx. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

Floor Plan

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

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