

25 High Street, Fishguard, Pembrokeshire, SA65 9AW

**Price Guide £187,500**

- \* An attractive double fronted 2 storey Terraced Dwelling House.
- \* Comfortable 3 Reception, Kitchen, 3 Bedrooms and Bathroom accommodation.
- \* Second Floor part Boarded Loft with conversion potential (subject to Building Regulations/Planning Consents).
- \* All Mains Services. Gas Central Heating. Double Glazing to front Elevation. Part Boarded Loft.
- \* Rear Concrete Patio/Yard and a reasonable sized grassed (former Vegetable) Garden with Flowering Shrubs.
- \* Ideally suited for Family, Retirement, First Time Buyers or for Investment purposes.
- \* In need of modernisation and updating, although benefiting from Gas Central Heating and partial Double Glazing.
- \* Realistic Price Guide. Early inspection strongly advised. EPC Rating E

## SITUATION

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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 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, a Post Office, Art Galleries, a Library, Supermarkets, Petrol Filling Stations, Repair Garages, a Leisure Centre, Further Education College, 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.

High Street is a mixed Residential/Commercial area which runs in a south westerly direction from Market Square in the direction of Haverfordwest. 25 High Street is situated within 150 yards or so of Fishguard Town Shopping Centre and Market Square.

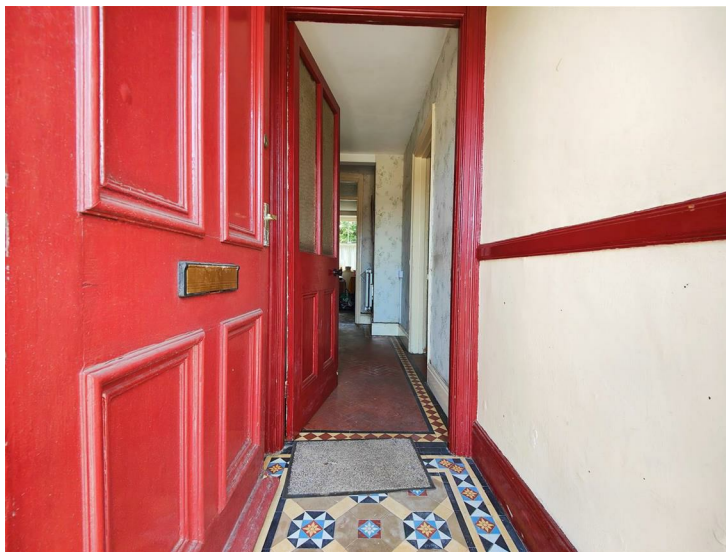
## DIRECTIONS

From the Offices of Messrs J. J. Morris at 21 West Street, turn right and bear left and continue up to Market Square. Follow the road to the right into the High Street and continue on this road for a 150 yards or so and 25 High Street is situated on the left hand side of the road. A "For Sale" Board is erected on site.

## DESCRIPTION

25 High Street comprises a Terraced 2 storey Dwelling House of solid stone construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

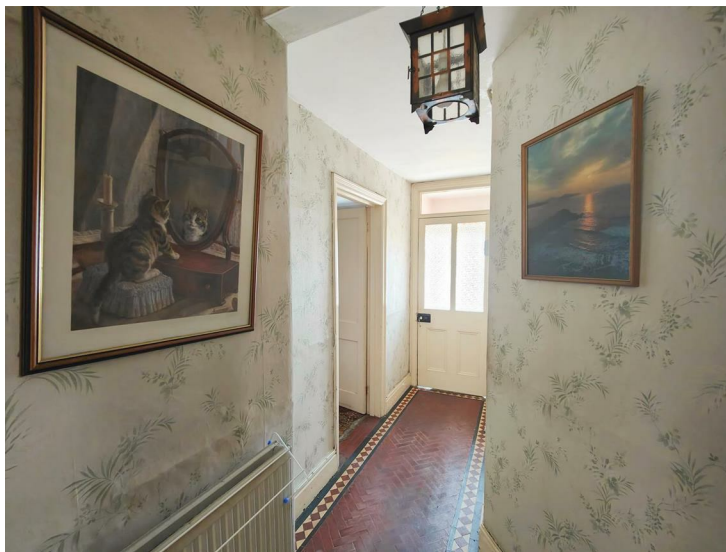
### Porch



3'4" x 3'0" (1.02m x 0.91m)

With a mosaic tile floor, Electricity Meter and Consumer Unit, dado rail and a half glazed door to:-

### Hall



12'8" x 6'0" (3.86m x 1.83m)

("L" shaped maximum). With a quarry tile/mosaic tile floor, double panelled radiator, ceiling light, 2 power points, staircase to First Floor, Honeywell Central Heating Timeswitch and doors to Living Room, Dining Room and:-

### Sitting Room

14'0" x 9'1" (4.27m x 2.77m)

With a tiled open fireplace, double panelled radiator, double glazed sash window, Gas Meter, picture rail, ceiling light and 1power point.

## Dining Room



12'5" x 10'0" (3.78m x 3.05m)

With fitted carpet, double glazed sash window, Cast Iron and Tile open fireplace with Oak surround, radiator, ceiling light, picture rail, telephone point and 2 power points.

## Living Room

9'10" x 9'9" (3.00m x 2.97m)

With fitted carpet, Baxi Bermuda Gas Fire (heating domestic hot water and firing central heating) on a raised tiled hearth, picture rail, ceiling light, single glazed sash window to rear, Carbon Monoxide Alarm, sliding door to Kitchen and door to:-

## Walk in Understairs Cupboard

8'0" x 5'2" (2.44m x 1.57m)

("L" shaped maximum). With electric light.

## Kitchen



9'0" x 7'10" (2.74m x 2.39m)

With inset single drainer stainless steel sink unit with mixer tap, floor cupboards, strip light, part tile surround, smoke detector (not tested), radiator, plumbing for automatic washing machine, cooker recess, appliance points, single glazed window to rear, strip light, Switchmaster central heating timeswitch and 2 power points.

## Half Landing

5'2" x 2'7" (1.57m x 0.79m)

With fitted carpet and stairs to:-

## FIRST FLOOR

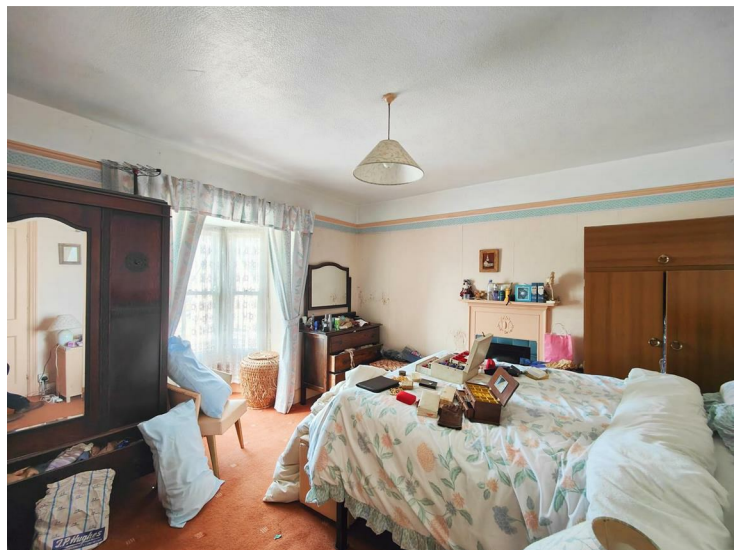
## Landing



8'0" x 7'3" (2.44m x 2.21m)

("L" shaped maximum). With fitted carpet, double panelled radiator, ceiling light, 2 power points and stairs to Second Floor.

## Bedroom 1 (front)



12'9" x 12'0" (3.89m x 3.66m)

plus Bay 4'10" x 3'5" (1.47m x 1.04m) With fitted carpet, double panelled radiator, ceiling light, Cast Iron and Tile feature fireplace, picture rail, pullswitch, double glazed bay (sash) window, telephone point and 3 power points.

## Bedroom 2 (front)

13'10" x 9'5" (4.22m x 2.87m)

plus Bay 4'10" x 3'5" (1.47m x 1.04m). With fitted carpet, Cast Iron feature Fireplace, double panelled radiator, double glazed bay (sash) window, picture rail, ceiling light, pullswitch and 1 power point.

### Bedroom 3

9'10" x 9'4" (3.00m x 2.84m)

("L" shaped maximum). With fitted carpet, single glazed sash window to rear, ceiling light, pullswitch, picture rail and 1 power point.

### Bathroom

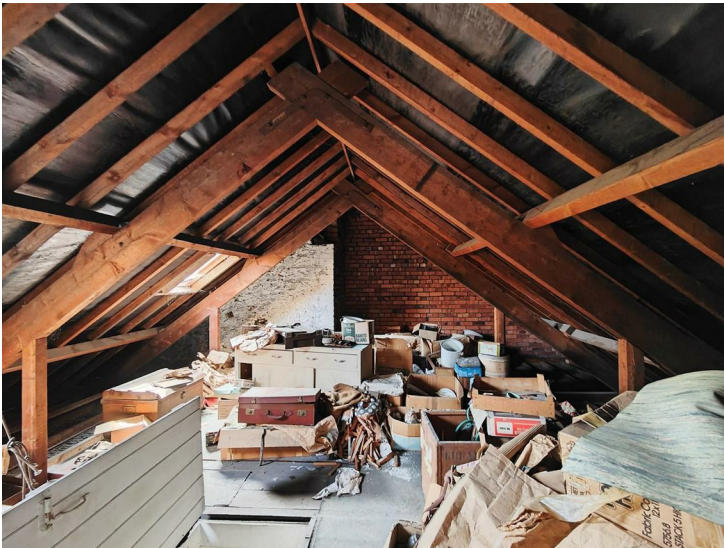


8'2" x 7'0" (2.49m x 2.13m)

With fitted carpet, Sage suite of panelled Bath, Wash Hand Basin and WC, single glazed sash window to rear, ceiling light, Redring Super 7X Electric Shower over Bath, radiator, part tile surround and an Airing Cupboard with shelves housing a pre-lagged copper hot water cylinder and immersion heater.

A stair from the First Floor Landing gives access to a:-

### Part Boarded Loft



24'0" x 12'6" (7.32m x 3.81m)

(approximate measurement). With 2 Velux windows.

### EXTERNALLY

Directly to the rear of the Property is a small Concreted Yard/Patio together with a:-

### Lean-to Store Shed



11'0" x 2'7" (3.35m x 0.79m)

approx of brick construction with a slate roof. There is also an:-

### Outside WC

5'0" x 2'7" (1.52m x 0.79m)

Steps from the rear Concreted Yard/Patio give access to a reasonable sized Grassed (former Vegetable) Garden on 2 levels with an Apple Tree, Bay Tree, Hydrangeas and a Privet Bush.

The approximate boundaries of the Property are coloured in red on the attached Plan to the Scale of 1/2500.

### SERVICES

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Front Elevation Sash Windows Double Glazed. Telephone, subject to British Telecom Regulations.

### TENURE

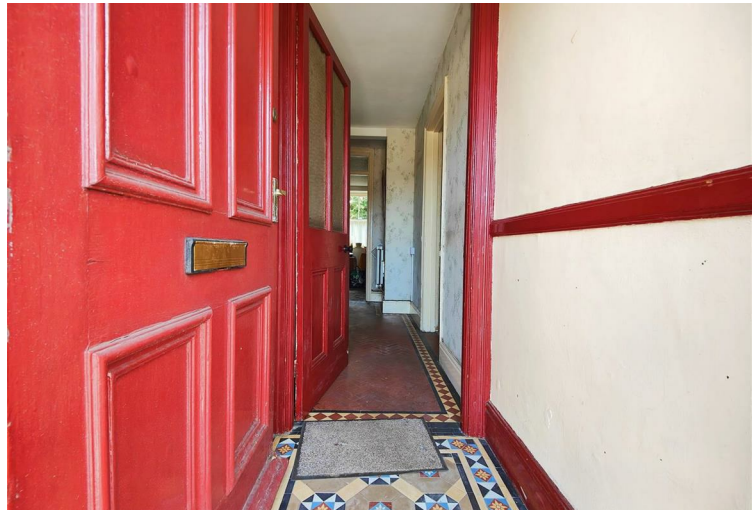
Freehold with Vacant Possession upon Completion.

### RIGHTS OF WAYS

The Property enjoys the benefit of a Rear Pedestrian Access off Hermon Lane.

### REMARKS

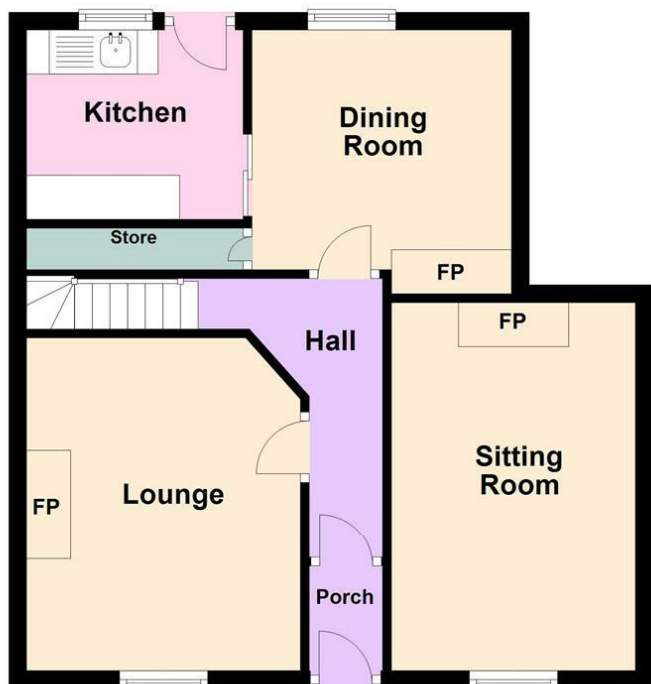
25 High Street is an attractive and deceptively spacious Terraced 2 storey Dwelling House which stands in a convenient location within a 150 yards or so of Fishguard Town Shopping Centre and Market Square. The Property is in need of modernisation and updating, although it has the benefit of Gas Central Heating and Double Glazing to front elevation windows. In addition, it has a reasonable sized rear Garden as well as a Concrete Patio/Yard, a Lean-to Store Shed and an Outside WC. It is ideally suited for Family, Retirement, First Time Buyers or for Investment purposes and is offered "For Sale" with a realistic Price Guide. Early inspection is strongly advised.



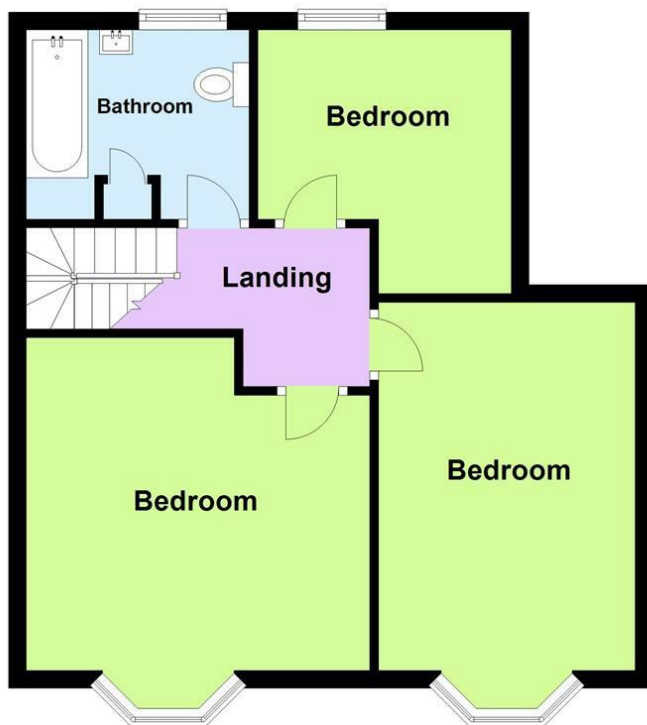


# Floor Plan

## Ground Floor



## First Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 86        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 39                      |           |
| (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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