

48, Vergam Terrace, Fishguard, SA65 9DF

Price Guide £289,950

- * An attractive Terraced 3 storey Town Residence
- * Comfortable 3/4 Reception, Kitchen, 4/5 Bedrooms and Shower/Bathroom Accommodation
 - * Gas Central Heating, Double Glazing and Roof/Loft Insulation
- * Wall & Rail Forecourt and a Rear Concrete and Paved Patio with a small Lawned Garden
- * Spacious Garage 19'0" x 16'0" with Vehicular and Pedestrian access off Rear Service Lane
- * Ideally suited for Family or Early Retirement purposes with excellent Air Bnb/Guest House Potential
 - * Early Inspection strongly advised. Realistic Price Guide.

Situation

48 Vergam Terrace is situated within 550 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 as 21 West Street turn left and proceed in the direction of Goodwick for 400 yards or so and 48 Vergam Terrace is situated on the right hand side of the road. A 'For Sale' Board is erected on site.

Description

48 Vergam Terrace comprises a Terraced 3 storey Dwelling House of Stone and Brick construction with rendered and coloured roughcast elevations under a pitched composition slate roof. Accommodation is as follows:-

Portico/Storm Porch

With Aluminium Double Glazed Door to:-

Porch

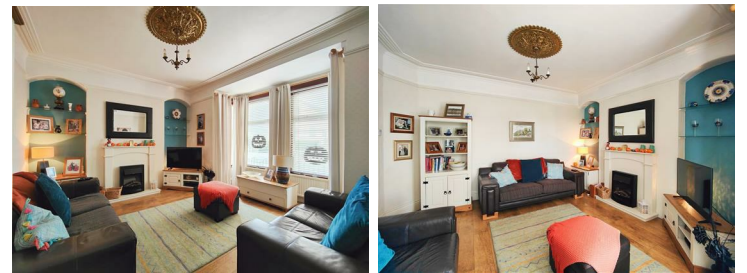
With Mosaic tile floor, electricity meter and fuse box, attractive cornice, ceiling spot light and a Pine half glazed stained glass door to:-

Hall



With Mosaic tile floor, Pitch Pine staircase to First Floor, ceiling rose, ceiling light, concealed radiator, smoke detector (not tested), 2 power points and 15 pane glazed doors to Dining Room, Living Room and :-

Sitting Room



15'2" x 14'6" max measurement to include bay (4.62m x 4.42m max measurement to include bay)

With a laminate Oak floor, fireplace housing a log effect electric fire, 2 alcoves with glass shelves, aluminium coated double glazed bay window with venetian blinds, gas fire point, ceiling rose, ceiling light, wiring for satellite TV, picture rail, double panelled radiator and 6 power points.

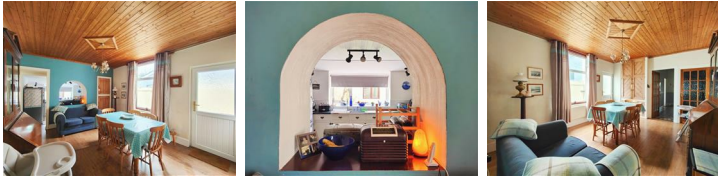
Living Room



13'9" x 13'0" (4.19m x 3.96m)

With a laminate Oak floor, aluminium coated double glazed window to rear, 3 power points, ceiling light, alcove with bookshelves, Gas fire on a raised tile hearth and a radiator.

Dining Room



15'0" x 12' 0" (4.57m x 3.66m 0.00m)

With a laminate Oak floor, Pine tongue and groove clad ceiling, Upvc double glazed door to rear garden, double panelled radiator, aluminium coated double glazed window, central heating thermostat control, built in Pine fronted cupboards with shelves, ceiling light, door and arched openings to Kitchen and door to:-

Walk in Understairs Cupboard

With a laminate Oak floor, coat hooks, ceiling light and 1 power point.

Kitchen



11'4" x 10'7" (3.45m x 3.23m)

With ceramic tile floor, aluminium coated double glazed window to rear, range of floor and wall cupboards, double drainer stainless steel sink unit with mixer tap, 5 power points, Kenwood stainless steel Cooker Range with 5 ring Gas Cooker Hob and 2 Double Ovens/Grills, stainless steel

Cooker Hood (externally vented), 3 ceiling spotlight and 2 single ceiling spot lights, part tile surround, concealed Ideal freestanding Gas Boiler (heating domestic hot water and firing central heating), plumbing for automatic washing machine, tumble dryer vent, wall shelves and a painted tongue and groove clad ceiling.

A staircase from the Hall gives access to the:-

First Floor

Three Quarter Landing

With stairs to Main Landing and:-

Rear Landing

With fitted carpet, ceiling light, half glazed Pine door to Bedroom 3 and door to:-

Bathroom



8'1" x 5'6" (2.46m x 1.68m)

With ceramic tile floor, radiator, aluminium coated double glazed window with blinds, white suite of panelled Bath, Wash Hand Basin and WC, Triton Caselona electric Shower over Bath, glass Shower Screen, access to an Insulated Loft, wall mirror, toilet roll holder, towel rail, built in cupboard, Pine tongue and groove ceiling and a part tiled surround.

Bedroom 3



11'7" x 9'11" plus bay 6'3" x 3'6" (3.53m x 3.02m plus bay 1.91m x 1.07m)

With a laminate Oak floor, fitted Airing Cupboard with shelves housing a lagged Copper Hot Water Cylinder and Immersion Heater, picture rail, ceiling light, aluminium double glazed Bay window, central heating timeswitch and 2 power points.

Main Landing

With fitted carpet, radiator, staircase to Second Floor, smoke detector (not tested), dado rail, ceiling light and 1 power point.

Bedroom 1 (front)



16'6" x 10" (5.03m x 3.05m)

With a laminate Oak floor, double panelled radiator, fitted range of wardrobes with shelves along one wall, Wash Hand Basin, wall light, wall mirror, towel rail, aluminium coated double glazed Bay window with blinds, picture rail, ceiling light, telephone point and 2 power points.

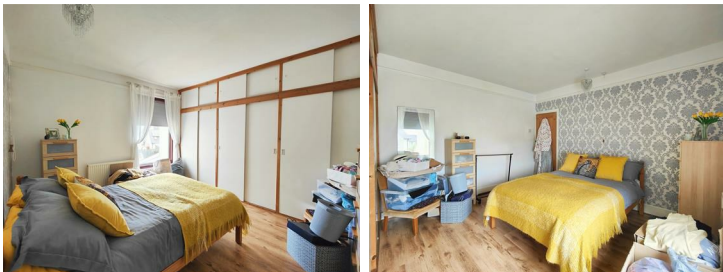
Study/Bedroom 4 (front)



9'6" x 6'10" (2.90m x 2.08m)

With laminate Oak floor, radiator, aluminium coated double glazed window with venetian blinds, ceiling light, pull switch and 2 power points.

Bedroom 2



12'6" x 10'9" (3.81m x 3.28m)

With laminate Oak floor, fitted wardrobes with shelves along one wall. double panelled radiator, 5 power points, aluminium coated double glazed window with roller blind and a ceiling light.

A staircase from the Main Landing gives access to a:-

Half Landing

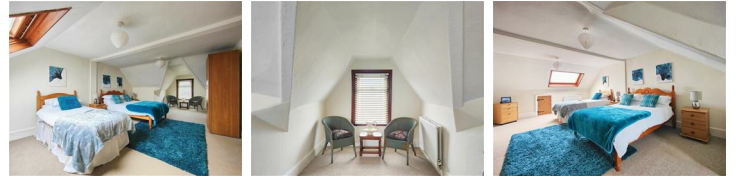
With fitted carpet and stairs to:-

Second Floor

Landing

With fitted carpet, ceiling spotlight, Velux window, fitted cupboard with shelf and hanging rail and door to:-

Bedroom 5



25'2" x 12'8" (7.67m x 3.86m)

With fitted carpet, aluminium coated double glazed window with venetian blinds, 2 ceiling lights, 2 double panelled radiators, 4 power points, access to undereaves storage space and a Pine door to:-

En Suite Shower Room



8'7" x 6'0" maximum measurement (2.64m x 1.83m maximum measurement)

With ceramic tile floor, Velux window, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with Redring electric Shower, 2 ceiling lights, tiled splashback, towel rail and a toilet roll holder.

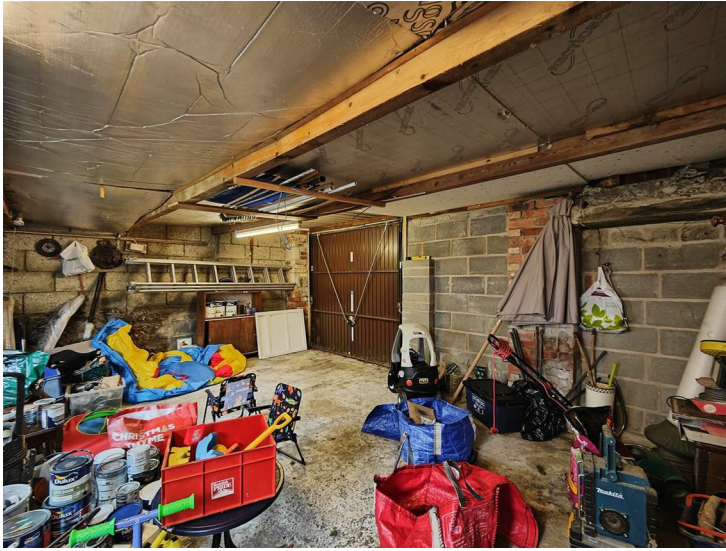
Externally



There is a Walled and Rail Forecourt to the Property with a Quarry Tiled Patio and to the rear is a Concrete Paved Patio together with a small Lawned Garden with Flower Beds. In addition there is an Outside Water Tap.

There is also a :-

Garage



19'0" x 16'0" (5.79m x 4.88m)

Of concrete block construction with a box profile roof. It has a metal up and over door onto rear Service Lane, uPVC double glazed window, pedestrian door to Garden, wall shelf, strip light and 3 power points.

The boundaries of 48 Vergam Terrace are coloured red on the attached Plan to the Scale of 1/2500.

Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. Aluminium Coated Double Glazed Windows and Front Door. uPVC Rear Door. Loft Insulated and Part Boarded. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

Rights of Ways

Vehicular and Pedestrian Access Rights of Ways exist in favour of the Property over the Rear Service Lane in order to access the Garage.

Remarks

48 Vergam Terrace is a comfortable, well appointed 3 storey Town Residence which stands in a popular Residential Area within 500 yards or so of Fishguard Town Shopping Centre and Market Square. The Property is in good decorative order throughout benefitting from Gas Central Heating, Double Glazing and Loft Insulation. In addition, it has a walled forecourt together with a rear Patio Garden with a small Lawned area and Flower Beds as well as a good sized Garage with access onto a rear Service Lane. It is ideally suited for Family or Early Retirement purposes and has excellent Air Bnb/Guest House potential. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

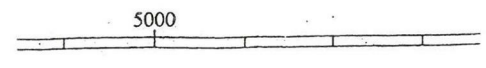
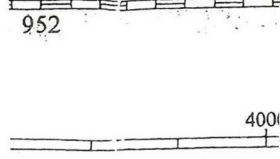


**48 Vergam Terrace,
Fishguard, Pembrokeshire**

Plan Not to Scale.

Plan for Identification Purposes Only

JARD WARD



- | | | | | | |
|------------------|----|------------------|----|---------------------|------|
| Beer House | BH | Guide Post | GP | Signal Bridge | S Br |
| Bench Mark | BM | Letter Box | LB | Signal Post | SP |

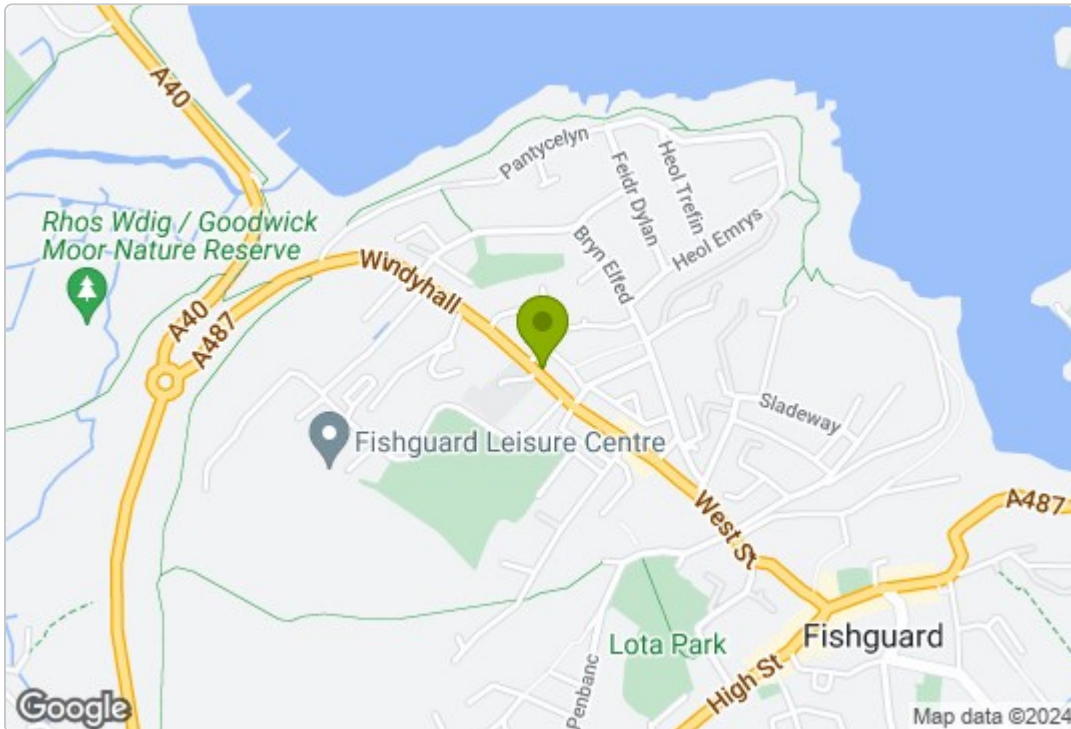
Floor Plan



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 PlanItUp.

48 Vergam Terrace, Fishguard

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - E

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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