



13 Wallis Street, Fishguard, Dyfed, SA65 9HP

£625 Per Calendar Month

- *End of Terrace 2/3 Bedroom House,
- *Living Room, Dining Room, Kitchen,
- *Garden, Storage shed,
- *Gas Central Heating, Parking Allocation
- *UNFURNISHED
- *EPC RATING D 63

Hallway



Large open hallway, with laminate flooring, understairs storage cupboard, staircase leading to first floor.

Living Room



11'9" x 15'1" (3.6 x 4.6)
Fitted carpet, Ceiling light, ample power points,

Dining Area



7'10" x 15'1" (2.4 x 4.6)
Fitted carpet, Feature fireplace, Ample power points,
Ceiling light

kitchen



7'6" x 7'6" (2.3 x 2.3)
Fitted kitchen, tiled floor, ample power points, range of floor and wall units

Bedroom 1



9'2" x 12'5" (2.8 x 3.8)
Fitted carpet, fitted wardrobe, ceiling light, ample power points,

Bedroom 2



8'6" x 8'6" (2.6 x 2.6)

Fitted carpet, ample power points, ceiling light

Bedroom 3 / Study



7'10" x 7'6" (2.4 x 2.3)

Sloping ceiling, Ceiling light,

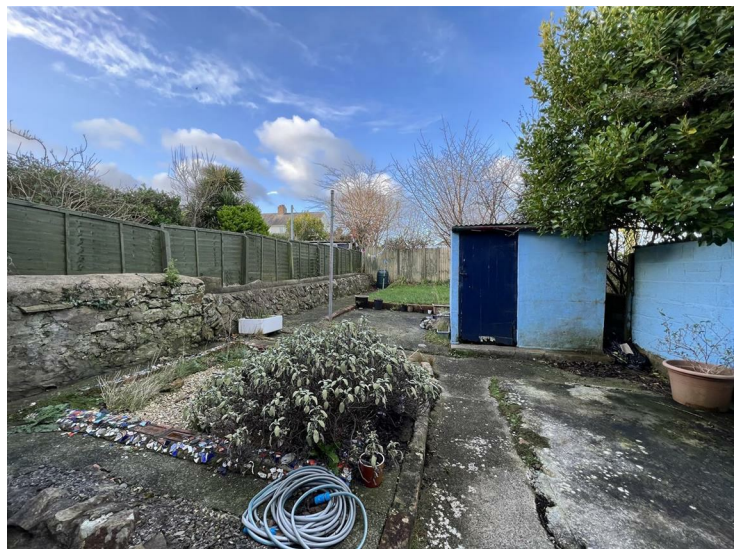
Bathroom



7'10" x 8'2" (2.4 x 2.5)

Fitted bathroom suite, WC, Bath with over shower attachment.

Garden & Storage Shed



Storage shed with plumbing for washing machine

Services

Mains Water, Electricity, Gas and Drainage are connected.
UPVC Double Glazing, Gas fired Central Heating,

Area Map



Energy Efficiency Graph

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

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