

3 Coronation Road, Fishguard, SA65 9BU

**Price Guide £199,950**

- \*Stone fronted mid terraced house,
- \*Spacious 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms,
- \*Private south facing rear garden with patio and ornamental stone chippings
- \*Situated in the popular market town of Fishguard
- \*Internal inspection essential to appreciate the Character and charm of this property
- \*EPC rating C



## Overview

This stone fronted property located in the centre of the popular market town of Fishguard contains 3 bedrooms, 2 reception rooms, kitchen, and 2 shower / bathrooms. This property would make a great family home that offers plenty of living space and with general amenities all within walking distance. Some original features are still on show in the property from tiles and picture rails and brick window surrounds.

Also within walking distance lies the old harbour of Lower Town which is set below the main town of Fishguard. It is a particularly picturesque village with tidal inner harbour, where the River Gwaun meets the sea. Looking across from Lower Town Harbour you can see Fishguard Harbour which has a Ferry terminal providing crossings to Rosslare in Ireland and there is also a train station with links to London. The main town of Fishguard has shops, pubs, restaurants, schools, etc as does the twin town of Goodwick which has its own beach. The famed Pembrokeshire coastal path runs along the coastlines from where to enjoy the most breathtaking views.

## Porch

With original tiled floor electrical, consumer unit, ceiling, light and door leading to

## Hallway



With original tiled floor, radiator, ceiling light smoke alarm with door, leading to living room and stairs to 1st floor

## Living Room



21'3" x 13'1" (6.5 x 4.0 )

With laminate flooring, radiators, UPVC double glazed windows, feature fireplace, ample power points and door leading to

## Dining Room



10'9" x 8'2" (3.3 x 2.5 )

With laminate floor, radiator, ceiling light door leading to under stairs storage, ample power points with opening to Kitchen and

## Utility Area



7'2" x 3'11" (2.2 x 1.2)

With laminate floor, UPVC double glazed window, plumbing for washing machine, ceiling light, wall mounted Worcester combination boiler, ample power points, and door leading to

## Shower Room



7'10" x 6'2" (2.4 x 1.9)

With vinyl floor covering, fully tiled surround, walk in shower with curtain surround, wash basin, WC, radiator, UPVC double glazed window and extractor

## Kitchen

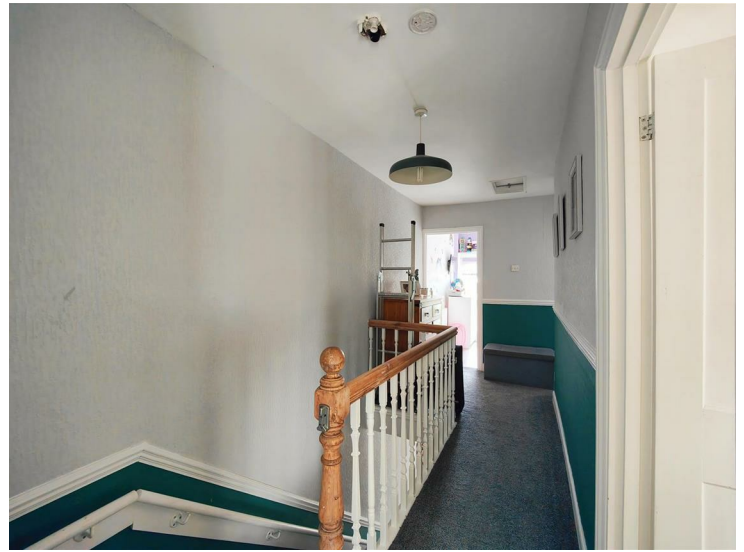


8'6" x 7'2" (2.6 x 2.2)

With a tiled floor, range of floor and wall units. Radiator, ceiling strip light, Velux window, ample power points and door leading to rear garden.

## First Floor

### Landing



14'9" x 5'2" (4.5 x 1.6)

With fitted carpet, ceiling light, one powerpoint and access to insulated loft



## Bathroom



10'9" x 7'10" (3.3 x 2.4)

With painted wood floorboards, matching white suite of hand wash basin, WC, roll top bath with shower attachment, Ceiling light, UPVC double glazed stained window, radiator with chrome surround and storage cupboard.

## Bedroom 1 (rear)



11'1" x 10'5" (3.4 x 3.2)

With laminate floor ceiling light, radiator, UPVC double glazed window with affording rural views, ample power points

## Bedroom 2



9'10" x 9'6" (3 x 2.9)

With fitted carpet ceiling light, UPVC double glazed window, radiator and ample power points

## Bedroom 3



7'6" x 6'10" (2.3 x 2.1)

With fitted laminate flooring, UPVC double glazed window, ceiling light, radiator and 2 power points

## Externally



With patio and ornamental stone areas, garden shed, outside power points and water tap

## Tenure

We are advised the property is Freehold

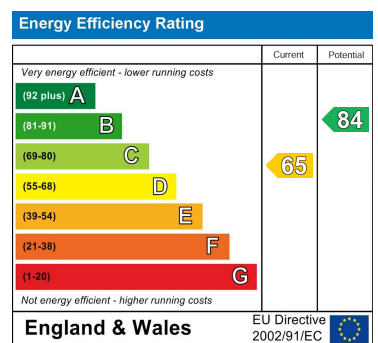
## Services

We are advised that main water, mains drainage, electric, and mains gas are connected.

Area Map



Energy Efficiency Graph



Council Tax Band - C

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