

Trefechan, 1A Kensington Street, Fishguard, Pembrokeshire, SA65 9LB

Price Guide £118,950

- *A deceptive Terraced 2 storey Cottage residence.
- *Convenient location within 250 yards or so of Fishguard Town Centre and Market Square.
- *Comfortable 2 Reception, Kitchen, 1 Bedroom and Bathroom accommodation.
- *Small raised concreted Patio/Sitting area to fore and a small enclosed concrete yard to rear.
- *Gas Central Heating, uPVC Double Glazing and Loft Insulation.
- *Ideally suited for First Time Buyers, a Couple, 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 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, Art Galleries, a Library, Supermarkets, a Post Office, Petrol Filling Stations, Repair Garages, 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.

Kensington Street is a popular Residential area which links Park Street with Main Street. Trefechan is situated within 250 yards or so of Fishguard Town Shopping Centre and Market Square.

Directions

From the Offices of Messrs JJ Morris at 21 West Street turn right and bear left up to Market Square. Take the first turning on the left in the direction of Main Street and continue on this road for 200 yards or so and take the second turning on the right (by foot) into Kensington Street. Trefechan is some 50 yards or so further on, on the left. A 'For Sale' board is erected on site.

Alternatively (by car) from Fishguard Square proceed in the direction of Newport for 70 yards or so and take the first turning on the right into Hamilton Street. Continue on this road for 100 yards or so and take the first turning left

into Park Street. Proceed on this road for another 100 yards or so and turn left into Kensington Street. Continue on this road for 60 yards or so passing the turning on the right into Smyth Street and some 40 yards or so further on, Trefechan is situated on the right hand side of the road. A 'For Sale' board is erected on site.

Description

Trefechan comprises a Terraced 2 storey Cottage of predominantly solid stone construction with rendered and roughcast elevations under a pitched composition slate roof. There is a lean to extension to the rear of cavity concrete block/brick construction with roughcast elevations under a corrugated cement fibre roof. Accommodation is as follows:-

Half Glazed Hardwood Entrance Door to:-

Sitting Room



22'0" x 10'3" maximum (6.71m x 3.12m maximum)

With fitted carpet, open beam ceiling, 3 wall lights, telephone point, uPVC double glazed window, stone fireplace housing a coal effect gas fire on a raised slate hearth, electricity consumer unit cupboard, electric meter, alcove with shelves, built in cupboard, central heating thermostat control, radiator, staircase to First Floor and door to:-

Dining Room



14'8" x 10'6" maximum (4.47m x 3.20m maximum)
With fitted carpet, Velux window, double panelled radiator, fitted cloaks cupboard with louvre doors, wall cupboard, display shelf at high level, smoke detector (not tested) ceiling light, telephone point, 4 power points and door to:-

Kitchen/Breakfast Room



12'6" x 10'9" maximum (3.81m x 3.28m maximum)
With vinyl floor covering, uPVC double glazed door to rear concreted Yard/Patio, uPVC double glazed window to rear, single drainer stainless steel sink unit with mixer tap, range of floor and wall cupboards, 3 ceiling spotlight, part tile surround, cooker recess, cooker box, 7 power points, plumbing for automatic washing machine, wall shelves, radiator and a Breakfast Bar.

First Floor

Landing

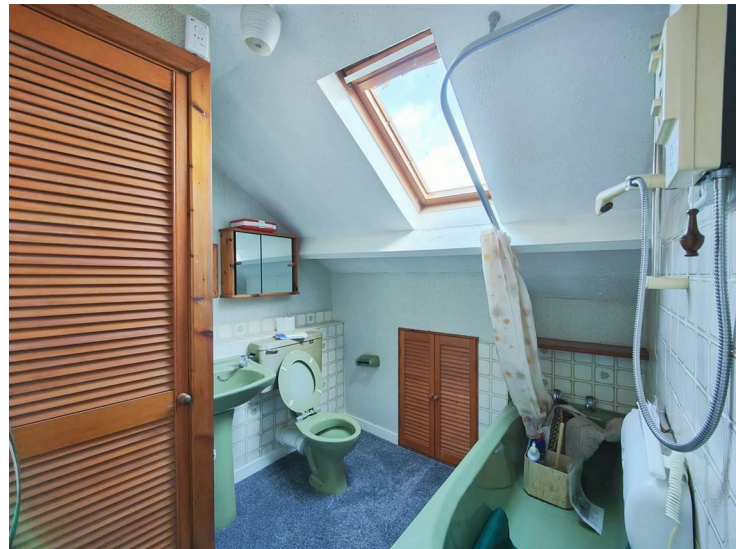
2'9" x 2'9" (0.84m x 0.84m)
With fitted carpet, ceiling light, smoke detector (not tested), doors to Bathroom and:-

Bedroom 1



11'0" x 9'6" (3.35m x 2.90m)
With fitted carpet, ceiling light, uPVC double glazed window, access to an Insulated Loft, TV point, telephone point, radiator and 4 power points.

Bathroom



8'5" x 7'6" (2.57m x 2.29m)
With fitted carpet, Velux window, Avocado suite of panelled Bath, Wash Hand Basin and WC, part tile surround, Miralec Supreme electric shower over bath, shower curtain and rail, wall shelves, mirror fronted bathroom cabinet, toilet roll holder, Consort wall mounted electric fan heater, radiator, undereaves storage cupboard and a Boiler/Airing Cupboard with a Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

Externally

There is a small raised concreted Path/Patio to the fore and to the rear of the Property is a small enclosed concreted Yard/Patio area.

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

Services

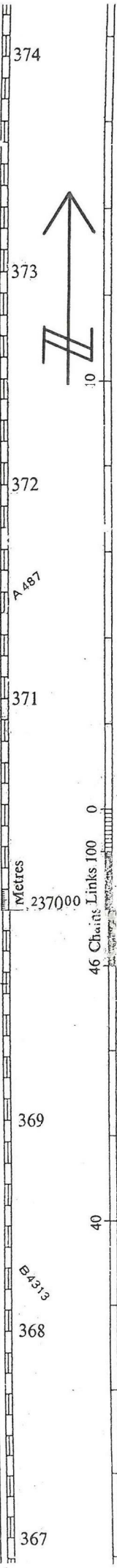
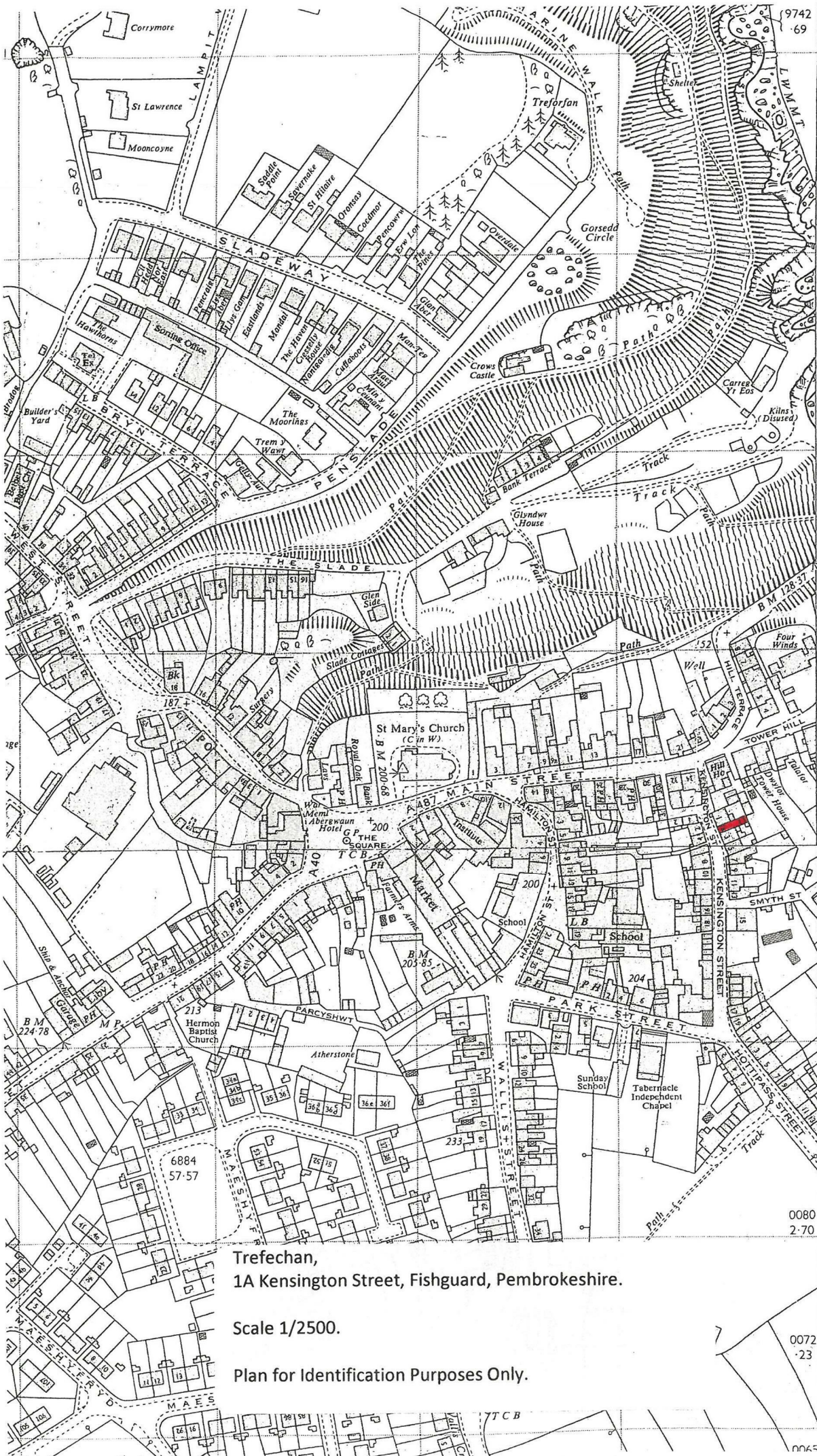
Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazed Windows. Velux Double Glazed Skylight Windows. Loft Insulation. Telephone, subject to British Telecom Regulations.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Trefechan is a deceptively spacious Terraced 2 storey Cottage/Dwelling House which has 2 Reception Rooms, a Kitchen/Breakfast Room, Bathroom and 1 Bedroom. It is in good decorative order benefitting from Gas Central Heating, uPVC Double Glazing and Loft Insulation. It is ideally suited for First Time Buyers, a Single Person or a Couple, Investment or for Letting purposes. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



Trefechan,
1A Kensington Street, Fishguard, Pembrokeshire.

Scale 1/2500.

Plan for Identification Purposes Only.

Metres
237000
46 Chains Links 100 0

0080
2.70

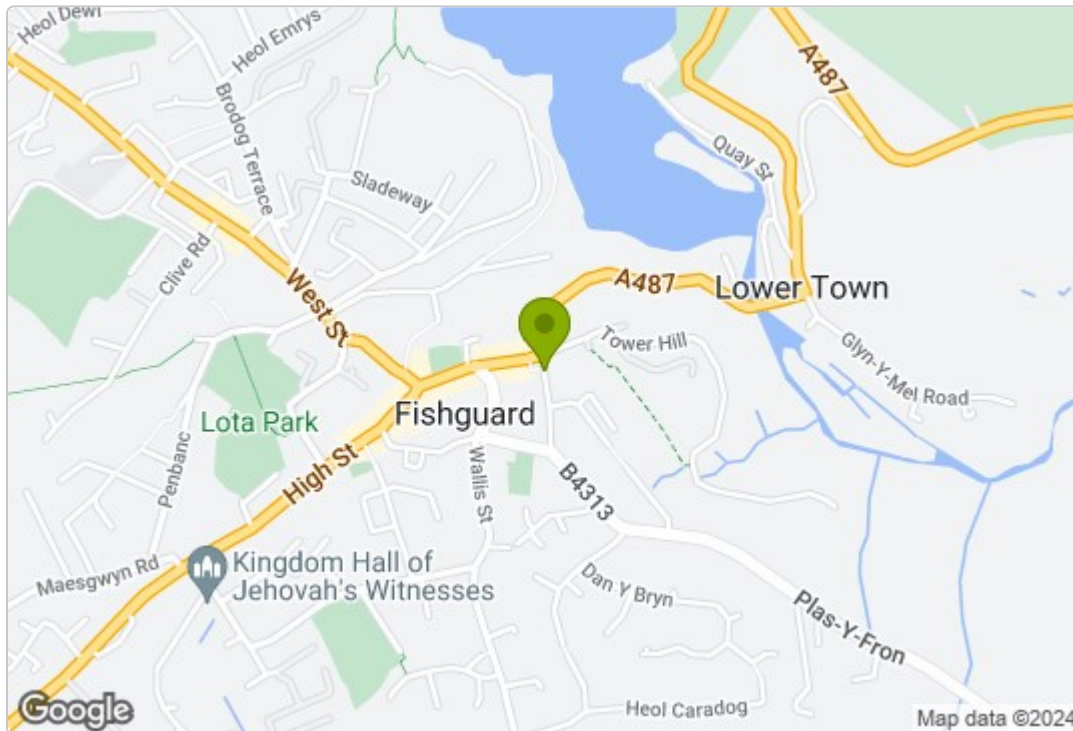
0072
.23

0065

Floor Plan



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	

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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com