

30 Heol Dewi, Fishguard, Pembrokeshire, SA65 9DY

Price Guide £279,950

*Traditional semi detached property, which is set within walking distance of Fishguard town centre

*3 Bedrooms, 1 Bathroom, 2 Reception rooms,

*Walking distance to Pembrokeshire coastal path and harbour,

*Landscaped garden, Garage and off road parking

*EPC Rating D

Overview

30 Heol Dewi is a traditional 3 bedroom semi detached property of cavity block and brick construction, standing in an elevated position which offers fantastic sea views over the local harbour, and within easy walking distance to the popular and upcoming market town of Fishguard, based on the north Pembrokeshire coastline. Fishguard has the benefit of a great independent shops together with a wide range of amenities and facilities which briefly include secondary and primary schools, restaurants, pubs, cinema/theatre, 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 county town of Haverfordwest is also within easy reach of the property.

The property is in great decorative order throughout, with the benefit of all mains services connected. It enjoys delightful views over the bay and would make a great family home. A garage, off road parking and a fully insulated and partially boarded loft space which offer great storage.

The Pembrokeshire coastal path which is within easy walking distance from the property, runs along the coastlines from where to enjoy the most breathtaking views.

Directions

From the Offices of Messrs J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for approximately half a mile, passing the turning on the left into Heol Dyfed and some 30 yards or so further on, take the first turning on the right into Heol Dewi. Continue on this road for 250 yards or so and Number 30 Heol Dewi is located on the left hand side of the road. A for sale board will be erected for identification.

Porch

Internal porch decorative arch door and windows, ceiling light and composite door to:

Hallway



13'9" x 7'10" (4.2 x 2.4)

Large entrance hallway with parquet floor, radiator, ceiling light, understairs storage cupboard, ample power points and staircase leading to first floor.

Living Room



13'8" x 13'3" (4.17m x 4.04m)

With traditional parquet floor, Upvc double glazed window, fireplace with set in electric fire, radiator, ample power points and ceiling light with opening to:

Dining Room



13'3" x 11'9" (4.04m x 3.58m)

With traditional parquet floor, Upvc double glazed patio door affording sea views, ample power points, ceiling light and original kitchen hatch opening.

Breakfast Room



8'9" x 6'6" (2.67m x 1.98m)

Fitted vinyl floor covering, ceiling light and park pine tongue and groove cladding, ample power points, with doors leading garage and utility room

Kitchen



10'6" x 10'7" (3.20m x 3.23m)

Fitted vinyl floor covering and a range of fitted floor and wall units with oak countertops and half tiled splashbacks, Upvc double glazed window, plumbing for dishwasher, radiator, ceiling light and opening to:

Utility Room



11'7" x 8'7" (3.53m x 2.62m)

Painted floor with Upvc double glazed windows and door, ceiling light, plumbing for washing machine, ample power points and built in storage cupboard,

Landing



With fitted carpet, ceiling light, attic hatch with pull down ladder attached and doors leading to all rooms on first floor.

Bedroom 2



13'3" x 12'3" (4.04m x 3.73m)
Fitted carpet, small built in wardrobe, ample power points, Upvc double glazed window and radiator.

Bedroom 1



13'7" x 10'5" (4.14m x 3.18m)
Fitted carpet, large built in wardrobes with a range of fitted shelves and rails, ample power points, radiator, ceiling light and Upvc double glazed window affording sea and harbour views.

Bedroom 3



10'3" x 9'5" (3.12m x 2.87m)
L shape with fitted carpet, radiator, ceiling light and Upvc double glazed window.

Separate WC



With vinyl floor covering, WC and hand wash basin. Part tiled surround, ceiling light and Upvc double glazed window.

Bathroom



Pine floorboards, with fitted white suite of bath with overhead shower and glass screen, part tiled surround, WC and hand wash basin. Wall mounted radiator, ceiling light, large airing cupboard with shelving and separate radiator.

Garage



18'8" x 13'9" (5.7 x 4.2)

Large garage with 2 ceiling lights, Worcester combi boiler operating hot water and central heating as advised, with manual open and over door which opens onto the driveway.

Externally

To the rear of the property stands a lovely, private, easily maintenance garden with a mixture of grass and patio areas. Off the patio affording sea and coastal views can be enjoyed. There is also a outside water tap and light.

Services

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

Tenure

We are advised that the property is freehold with full vacant possession upon completion.

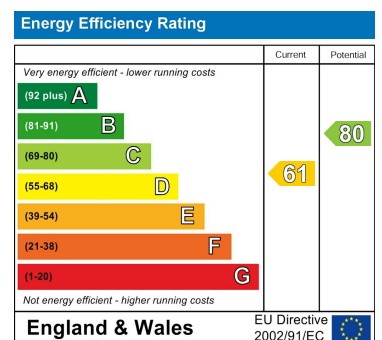
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - D

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