

5 Hamilton Street, Fishguard, Pembrokeshire, SA65 9HL

Auction Price Guide £75,000 - £95,000

* A linked Semi-Detached 3 Storey Dwelling House which is in need of improvement work.

* Accommodation includes 2 Reception Rooms, a Kitchen, 2/3 Bedrooms and Bathroom.

* All Mains Services. Gas Central Heating. Single Glazed Windows.

* Good sized Garage/ Workshop to rear 23'6" x 10'6" approx with Loft over 17'0" x 10'6"

* In need of renovation, modernisation and refurbishment

* Ideally suited for Builders, a DIY Enthusiast, Investors or for Letting purposes.

* Early inspection recommended. Attractively priced. EPC Exempt due to being a Listed Building.

* The Property will be offered 'For Sale' by Online Auction on Thursday 18th April 2024 between 12noon and 2pm.

* Auction Price Guide £75,000 - £95,000.

* Vendors Solicitors - Mrs Geraldine Davies of JCP Solicitors, Sycamore Lodge, Hamilton Street, Fishguard, Pembrokeshire, SA65 9HL.

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, a Post Office, Art Galleries, a Library, Supermarkets, 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 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.

Hamilton Street is a mixed Residential/Commercial area which is accessed off Main Street. 5 Hamilton Street is situated within a 100 yards or so of Fishguard Town Shopping Centre and Market Square.

Directions

From the offices of Messrs J.J. Morris at 21 West Street turn right and bear left for 100 yards or so until you reach Market Square. Take the turning on the left in the direction of Newport passing the Church on your left and 60 yards or so further on, turn right into Hamilton Street. Continue on this road for 40 yards or so and 5 Hamilton Street is situated on the left hand side of the road.

Description

5 Hamilton Street comprises a linked Semi-Detached 3 storey Dwelling House of predominantly solid stone construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as

follows :-

20 pane glazed Entrance Door to

Porch



4'7" x 3'5" (1.40m x 1.04m)

with wall cupboard housing electricity meter and consumer unit, ceiling light and a door opening to:-

Sitting Room



15'0" x 11'9" (4.57m x 3.58m)

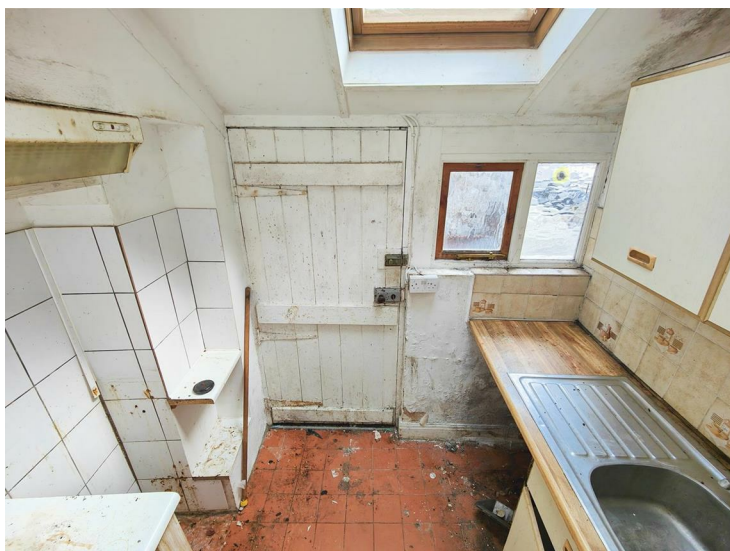
with a single glazed sash window, thermoplastic tile floor, 2 alcoves with shelves and cupboards below (one with Gas Meter), TV aerial cable, TV point, ceiling light, telephone point, 8 power points, double panelled radiator, Fireplace housing a Coal effect Gas Fire and a 15 pane glazed door to :-

Dining Room



14'9" x 10'0" (4.50m x 3.07m)
(plus window recess 2'7" x 1'8") with thermoplastic tile floor, single glazed sash window, understairs cupboards, staircase to first floor, double panelled radiator, Brick Fireplace housing a Gas Fire, ceiling light, TV point, telephone point, 8 power points and a 15 pane glazed door to:-

Kitchen



7'10" x 7'7" (maximum) (2.39m x 2.31m (maximum))
with quarry tiled floor, single glazed window, floor and wall cupboards, inset single drainer stainless steel sink unit with hot and cold, Velux window, tiled splashback, cooker box, 5 power points, wall light, plumbing for washing machine and door to exterior.

A staircase from the Dining Room leads to a:-

Half Landing

5'3" x 3'3" (1.60m x 0.99m)
with fitted carpet and stair to:-

First Floor

Landing



5'3" x 3'2"
with fitted carpet, staircase to Second Floor, carbon monoxide alarm and ceiling light.

Bedroom 1



15'4" x 12'2" (maximum) (4.67m x 3.71m (maximum))
with fitted carpet, double panelled radiator, 2 single glazed sash windows, ceiling light, pull switch and 5 power points.

Bathroom



10'2" x 9'0" maximum (3.10m x 2.74m maximum) with vinyl floor covering, single glazed sash window, white suite of panelled Bath, Wash Hand Basin, W.C and a Glazed and Aquaboard Shower Cubicle with a Triton T70 electric shower, Aquaboard splashbacks, shaver light/ point, wall mirror, ceiling light, radiator and an Airing Cupboard with a Honeywell central heating time switch and an Ideal wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

Half Landing

4'5" x 3'10" (1.35m x 1.17m) with fitted carpet and stairs to:-

Second Floor

Landing

3'10" x 3'10" (1.17m x 1.17m) ('L' shaped maximum) with fitted carpet, Velux window, wall light and doors to Bedroom 3/Box/Cot Room

Bedroom 2



10'4" x 10'2" (3.15m x 3.10m) with fitted carpet, 2 Velux windows, uPVC double glazed gable window, radiator, ceiling light, 2 power points and access to undereave storage space.

Bedroom 3/Box/Cot Room



8'0" x 4'5" (2.44m x 1.35m) with fitted carpet, Velux window, access to undereaves storage, ceiling light and 2 power points.

To the rear of the Property is a:-

Garage/Workshop

23'6" x 10'6" (approx) (7.16m x 3.20m (approx)) of stone construction with a pitched composition slate roof. It has wooden folding doors, a strip light, 1 power point and a stair ladder to a :-

Storage Loft

17'0" x 10'6" (approx) (5.18m x 3.20m (approx))

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. Single Glazed Windows. Telephone (subject to British Telecom regulations).

Tenure

Freehold with Vacant Possession upon completion.

Listed Building

5 Hamilton Street is a Listed Grade II Building.

Rights of Ways

Vehicle and Pedestrian Access Rights of Ways exist in favour of the Property over the lane to the side of the House in order to access the Kitchen Door and the adjoining Garage/Workshop.

Remarks

5 Hamilton Street is a spacious Semi-Detached linked Dwelling House which is in need of improvement work. The property benefits from Gas Central Heating, although it is now in need of modernization and refurbishment. It is ideally suited for Builders, DIY enthusiasts, Investors or for Letting purposes. On a when improved basis, it is ideal for First Time Buyers or a Family etc. In addition, it has a good

sized Garage/Workshop (suitable for a small Vehicle due to the width of the access lane). It is offered 'For Sale' with a very realistic Auction Price Guide and early inspection is strongly advised.

Auction Guidelines

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The Property will be offered "For Sale" (subject to the Conditions of Sale and unless previously Sold or Withdrawn) and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

Guide Prices are issued as an indication of the expected Sale Price which could be higher or lower. The Reserve Price which is confidential to the Vendor and the Auctioneer is the minimum amount at which the Vendor will sell the Property for and will be within a range of Guide Prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

How to Register and Bid

Please visit our website, jjmorris.com, then select the sales tab, then auctions and click on the selected property. You will then be able to register to bid and view the legal pack. On mobile devices or tablets you may need to press the blue "Bid Now" button.

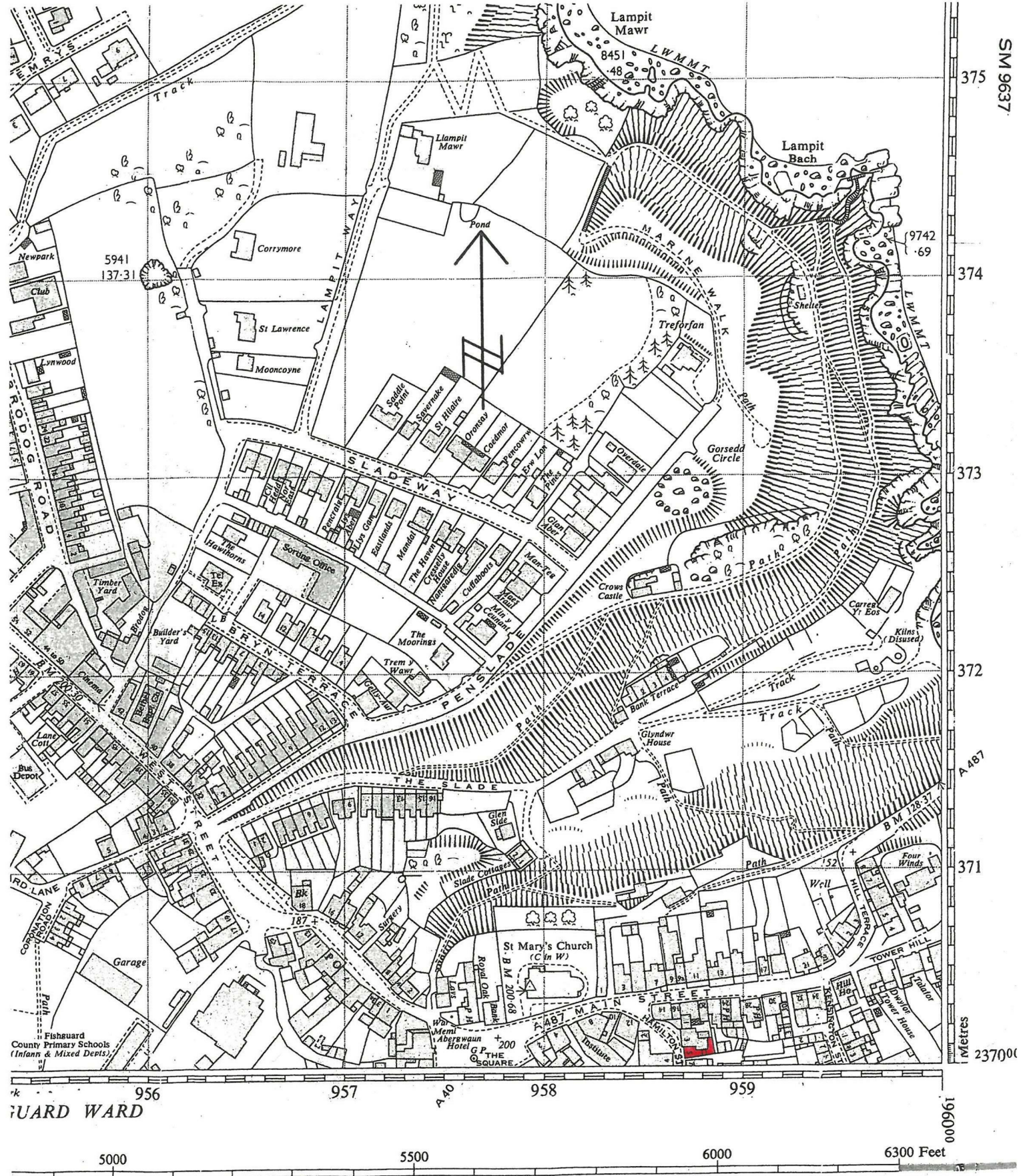
For Sale by Auction

The Property is to be Sold via Online Auction on Thursday, 18th April 2024 between 12 noon and 2.00 pm. You have to register via our Website to view the Legal Pack and to bid.

Administration Fee

N.B. J. J. Morris charge an Administration Fee of £1,000.00 plus VAT (£1,200.00 inc VAT) upon Completion of the Sale.

In addition to the Purchase Price and the Purchasers own Legal Costs, the Purchaser of the Property will also be liable for the Administration Charge (£1,200.00 inc of VAT) which is to be made payable to J. J. Morris upon Completion of the Sale.



5 Hamilton Street,
Fishguard, Pembrokeshire.

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Plan Not to Scale.

Plan for Identification Purposes Only.

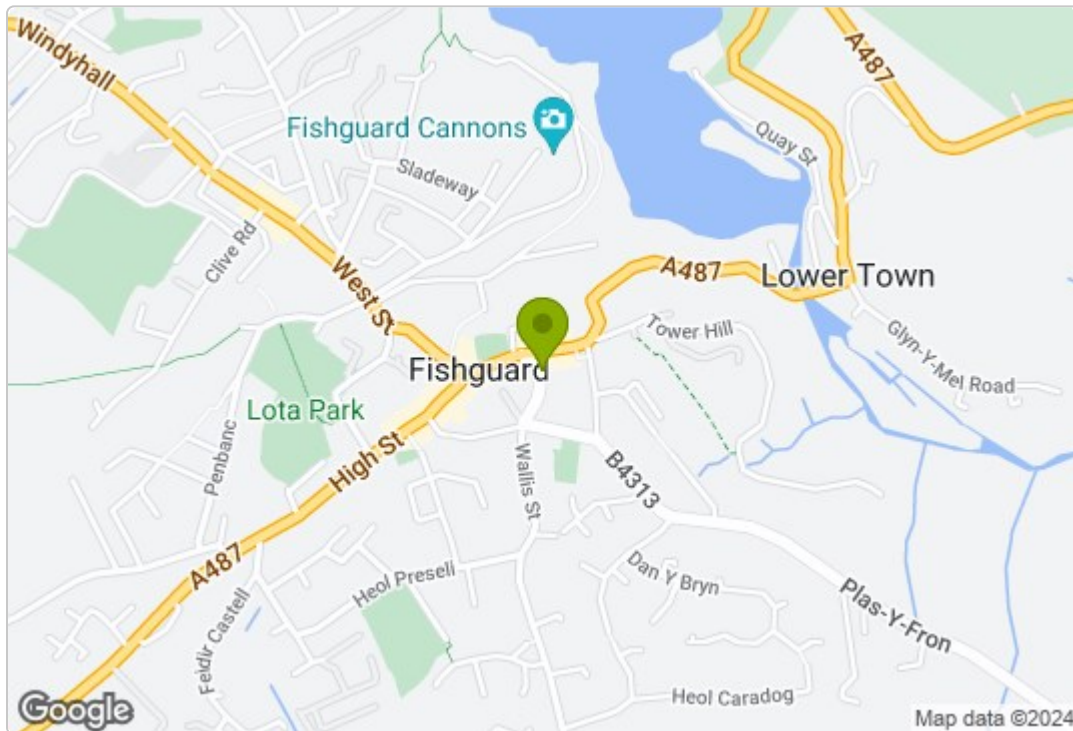
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hich it falls.

IN PARCELS DIVIDED BY THE SHEET EDGE, THE
ACREAGES ARE SHOWN TO SHEET EDGE ONLY.

- ...GP Signal Bridge.....S Br
- ...LB Signal Post.....SP
- ...LC Spring.....Spr
- ...MP Stone.....S
- ...MS Sundial.....SD
- ...P Tank or Track.....TK
- ...PCB Telephone Call Box.....TCB
- ...PTP Traverse Station.....ts
- ...PO Water Point.....Wr Pt
- ...PH Water Tap.....Wr T
- ...Pp Weighbridge.....WB

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	

Council Tax Band - C

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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