



65 High Street, Fishguard, Pembrokeshire, SA65 9AW

Price Guide £295,000

*An attractive double fronted End of Terrace 2 storey (Listed Grade II) Dwelling House.

*Comfortable 3 Reception, Kitchen, 4 Bedrooms and Bathroom accommodation.

*Gas Central Heating, uPVC Double Glazing and Loft Insulation.

*Wall and rail forecourt and a good sized Rear Lawned Garden with Flowering Shrubs and Concreted Patio Area.

*Good sized Garden Plot with a 32'0" frontage and a depth of 96'0" which is a Lawned Garden with a Car Parking Area for 3/4 Vehicles on which there is Residential Development Potential (Subject to Planning).

*Ideally suited for Family, Retirement, Investment or for Letting 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, Banks, Building Societies, Hotels, Restaurants, Public Houses, Take-Aways, Cafes, Art Galleries, a Post Office, Library, Petrol Filling Station/Store, Repair Garages, 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 Fishguard Town Centre 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 which benefits an excellent Shopping Centre together with an extensive range of amenities and facilities.

There are good road links from Fishguard along the Main A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London. In addition, there are good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the United Kingdom.

High Street is a mixed Commercial/Residential area which runs in a south easterly direction from Market Square towards Haverfordwest.

65 High Street is situated within 350 yards or so of Fishguard Town Centre and Market Square.

Directions

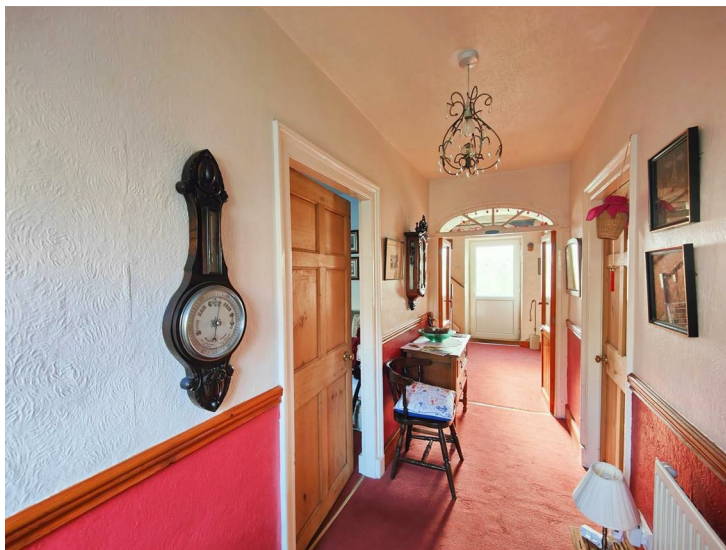
From the Offices of Messrs J.J. Morris at 21 West Street, turn right and bear left towards Market Square. Upon reaching Market Square, follow the road around to the right into High Street. Continue on this road for 300 yards or so, passing the turning on the right for Lota Park and a short distance further on, 65 High Street is situated on the left hand side of the road.

Alternatively from Haverfordwest take the Main A40 road north for some 14 miles and on entering the town of Fishguard proceed past the turning on the right for Feidr Castell and some 40 yards or so further on, 65 High Street is situated on the right hand side of the road.

Description

65 High Street comprises an End of Terrace 2 storey (Listed Grade II) Residence of solid stone construction with rendered and coloured front and rear elevations and natural stone faced gable elevation under pitched composition slate roof. Accommodation is as follows:-

Hall



13'6" x 4'6" (4.11m x 1.37m)

With fitted carpet, dado rail, radiator, ceiling light, 2 power points, electricity meter and consumer unit, glazed double doors to Breakfast Room and doors to Dining Room and:-

Sitting Room



13'3" x 13'0" (4.04m x 3.96m)

With fitted carpet, double panelled radiator, cast iron fireplace with slate hearth with an attractive pine surround, uPVC double glazed window, ceiling light on dimmer, 2 alcoves with shelves, double panelled radiator, TV point and 6 power points.

Dining Room



13'1" x 11'0" (3.99m x 3.35m)

With fitted carpet, radiator, tiled open fireplace with slate hearth, uPVC double glazed window, radiator, ceiling light, TV point and 6 power points.

Breakfast Room



18'7" x 8'0" maximum (5.66m x 2.44m maximum)

With fitted carpet, Inglenook housing a cast iron and tile fireplace, uPVC double glazed window overlooking rear garden, 4 power points, pine tongue and groove clad ceiling, 3 eyeball spotlights, double panelled radiator, staircase to First Floor, double panelled radiator, 4 power points, uPVC double glazed door to rear garden and door to:-

Kitchen



9'6" x 8'0" (2.90m x 2.44m)

With vinyl floor covering, inset single drainer stainless steel sink unit with mixer tap, range of floor and wall cupboards, Hotpoint built in electric Single Oven/Grill, 4 ring Gas Cooker Hob, Hygena Cooker Hood, Ductex extractor fan, part tile surround, pine tongue and groove clad ceiling, 6 power points, Worcester Bosch HiFlow 400 freestanding Gas Combination Boiler (heating domestic hot water and firing central heating), understairs storage cupboard, plumbing for automatic washing machine, uPVC double glazed window overlooking rear garden, pine wall shelves and a strip light.

First Floor

Landing



10'3" x 8'5" (3.12m x 2.57m)

(split level) With part artex ceiling and part pine tongue and groove clad ceiling, ceiling light, radiator, smoke detector (not tested) and 2 power points.

Bedroom 1



13'2" x 10'9" (4.01m x 3.28m)

With fitted carpet, uPVC double glazed window (affording Sea views), double panelled radiator, towel rail, ceiling light, 4 power points and access to an Insulated Loft.

Bedroom 2



13'3" x 9'2" (4.04m x 2.79m)

With fitted carpet, uPVC double glazed window (affording Sea views), double panelled radiator, towel rail, ceiling light and 4 power points.

Bedroom 3



9'6" x 7'5" (2.90m x 2.26m)

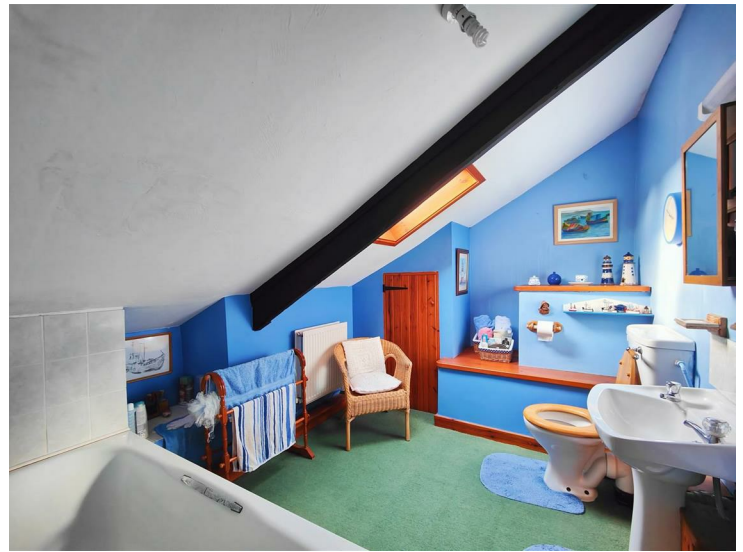
With fitted carpet, uPVC double glazed window (affording Sea views), 2 pine wall shelves, ceiling light, radiator and 4 power points.

Office/Box Room/Bedroom 4

9'0" x 6'7" (2.74m x 2.01m)

With fitted carpet, radiator, Velux window, open beam and artex ceiling, sloping ceiling and 2 power points.

Bathroom



11'0" x 8'0" (3.35m x 2.44m)

With fitted carpet, white suite of pine panelled Bath with shower attachment, Wash Hand Basin and WC, ceiling light, shaver light/point, Velux window, built in cupboard, double panelled radiator, part tile surround, sloping ceiling, pine shelf, toilet roll holder, soap dish, toothbrush holder and towel rail.

Externally

There is a wall and rail forecourt to the Property with a Crazy Paved Patio, Flowering Shrubs, Conifers and a Yucca/Palm Tree. There is a pathway adjacent to the gable end of the Property which gives pedestrian access to a good sized Rear Garden which includes a large Ornamental

Stone and Concrete Patio, a good sized Lawned Garden and Flowering Shrubs. There is also a:-

Plastic Garden Shed

6'0" x 4'0" (1.83m x 1.22m)



Beyond the rear Garden is a further Lawned Garden area with Flowering Shrubs and a Hardstanding which allows for Off Road Parking for at least 3 Vehicles. The Rear Garden has direct access onto Feidr Gongol and has Residential Development Potential (Subject to Planning).

2 Outside Electric Lights.

The boundaries of the entirety of 65 High Street are edged in red on the attached Plan, whereas the Potential Building Plot at the south eastern end of the garden is shaded green on the same Plan.

Services

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

Tenure

Freehold with Vacant Possession upon Completion.

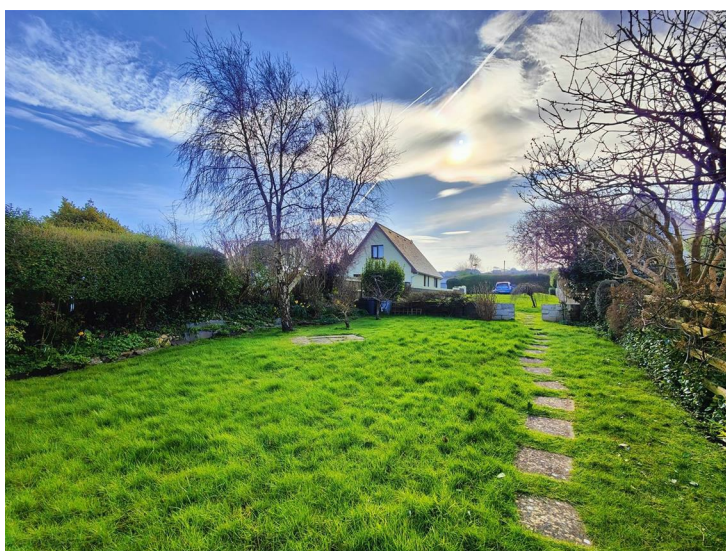
Listed Building

65 High Street is a Listed Grade II Building.

Remarks

65 High Street is a deceptively spacious End of Terrace 2 storey (double fronted) Listed Grade II Dwelling House which stands in a convenient location in this popular Market Town and being ideally suited for Family, Retirement or for Letting purposes. The Property has been modernised and refurbished throughout, yet retaining a wealth of character with many attractive features. The Property benefits from Gas Central Heating, uPVC Double Glazing and Loft Insulation. In addition, the Property has a wall and rail forecourt and to the rear is a large Lawned Garden with Flowering Shrubs together with a Hardstanding with direct access onto Feidr Gongol on

which there is Parking for at least 3 Vehicles. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



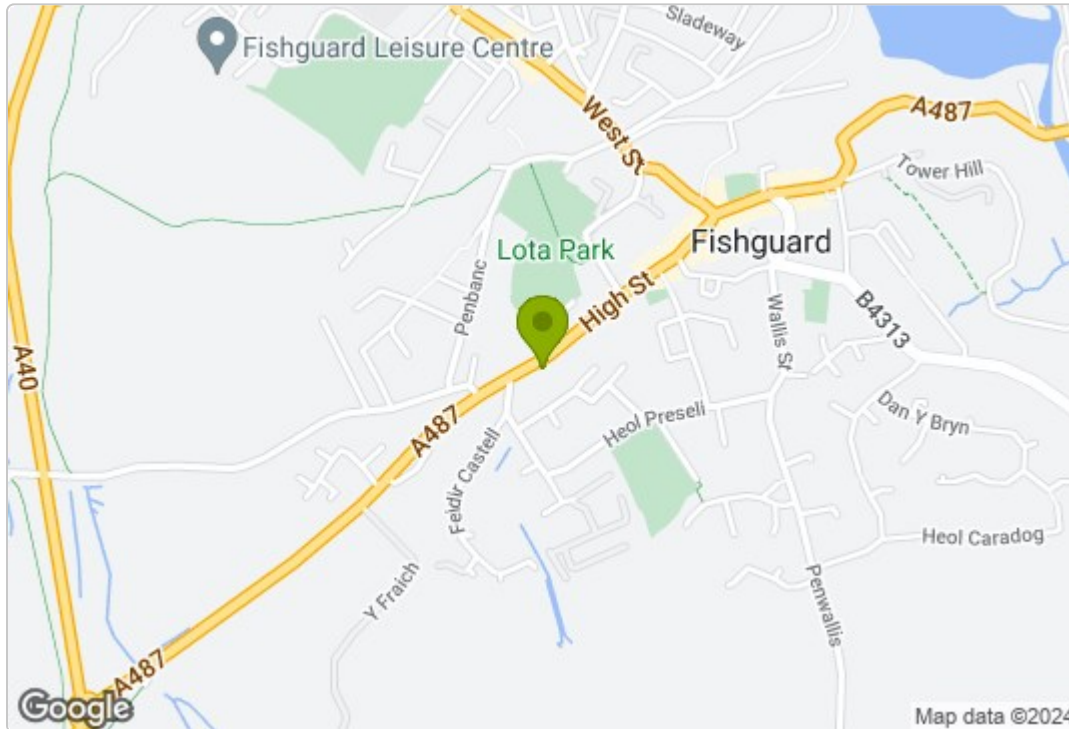


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Floor Plan



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 - E

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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