



13 The Slade, Fishguard, Pembrokeshire, SA65 9PD

Price Guide £269,950

Enjoying a prime position within walking distance of the town centre, this bespoke home offers a fantastic opportunity to enjoy the lifestyle of coastal and town living. The property has been renovated in recent years with contemporary finishes but still holding on to the warmth and style of a traditional stone built property in this coastal town. The property offers a fantastic ground floor area with an open plan aspect which is great for entertaining or family purposes and it also has the benefit of a large wood burning stove. The first floor offers 3 good size bedrooms one of which is en-suite, a bathroom and a fully insulated loft space. Externally, the property enjoys a established garden with raised beds and decked area from where views can be enjoyed.

A short walk away is the Pembrokeshire coastpath and access to the idyllic lower town harbour. A short drive away are the local beaches of Pwllgwaelod and Cwm-yr-Eglwys located in Dinas Cross and Newport sands not that much further away.

Overview

Fishguard is a popular market town which stands on the north Pembrokeshire coastline. The town has the benefit of a great local shops together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Restaurants, Public Houses, and a Leisure Centre.

A short walk away from the property stands the old harbour of Lower Town 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 running from Goodwick. The famed Pembrokeshire coastal path runs along the coastlines from where to enjoy the most breathtaking views. In our opinion properties of this nature are very few and far between and very rarely are on the market.

There are good road links along the Main A40 from Fishguard 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.

Directions

From JJ MORris office take the first turning right into The Slade. The property is located some 100 yards on the right hand side.

Hallway



With original quarry tiled floor, ceiling lights, ample power points, radiator, and staircase leading to 1st floor.

Opn Plan Living / Dining Room



22'3" x 11'9" (6.8 x 3.6)

With tiled floor and carpet, wood burner set in a marble surround on slate, radiator, ceiling lights, with bespoke iron roller barn doors leading to kitchen.

Kitchen



16'4" x 8'10" (5 x 2.7)

with slate floor, bespoke fitted kitchen with a range of floor and wall units, single electric oven and four ring induction hob, built-in dishwasher, ceiling spotlights, door to under stairs storage and garden and opening to

Utility Room



With slate floor, hardwood window, plumbing for washing machine.

First Floor

Landing



14'9" x 5'6" (4.5 x 1.7)
with fitted carpet, radiator, ceiling light and access to insulated loft.

Bedroom 1



10'2" x 10'2" (3.1 x 3.1)
With fitted carpet, radiator, ceiling light, ample power points, and with custom made barn doors on iron rollers leading to

En-Suite Shower Room



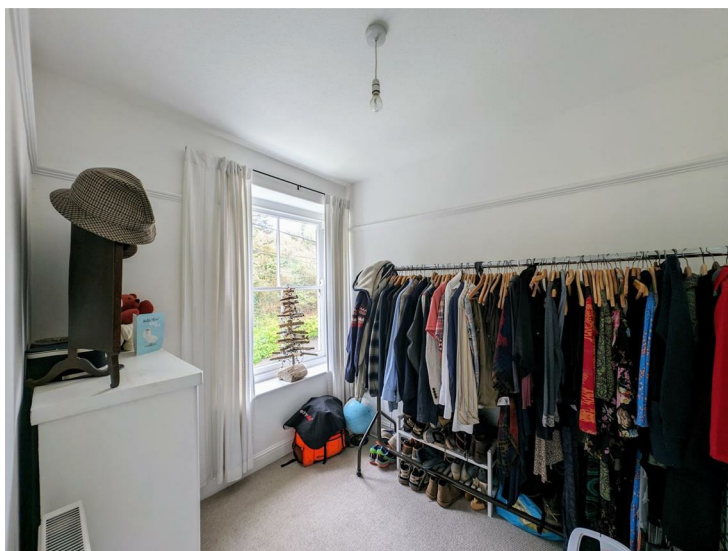
8'10" x 7'2" (2.7 x 2.2)
with tiled floor, radiator, ceiling spotlights, walk-in shower with part tiled surround WC and wash basin window and extractor.

Bedroom 2



11'1" x 8'10" (3.4 x 2.7)
with fitted carpet, radiator, hardwood original sash window, ceiling light, ample power points and feature fireplace.

Bedroom 3



8'2" x 6'10" (2.5 x 2.1)
With fitted carpets, ample power points, radiator and original sash window

Externally

To the rear of the property stands a lovely size garden with a decked area and raised flowering beds. This open space offers a private area to the rear boundary which is shaded by shrubs and trees.

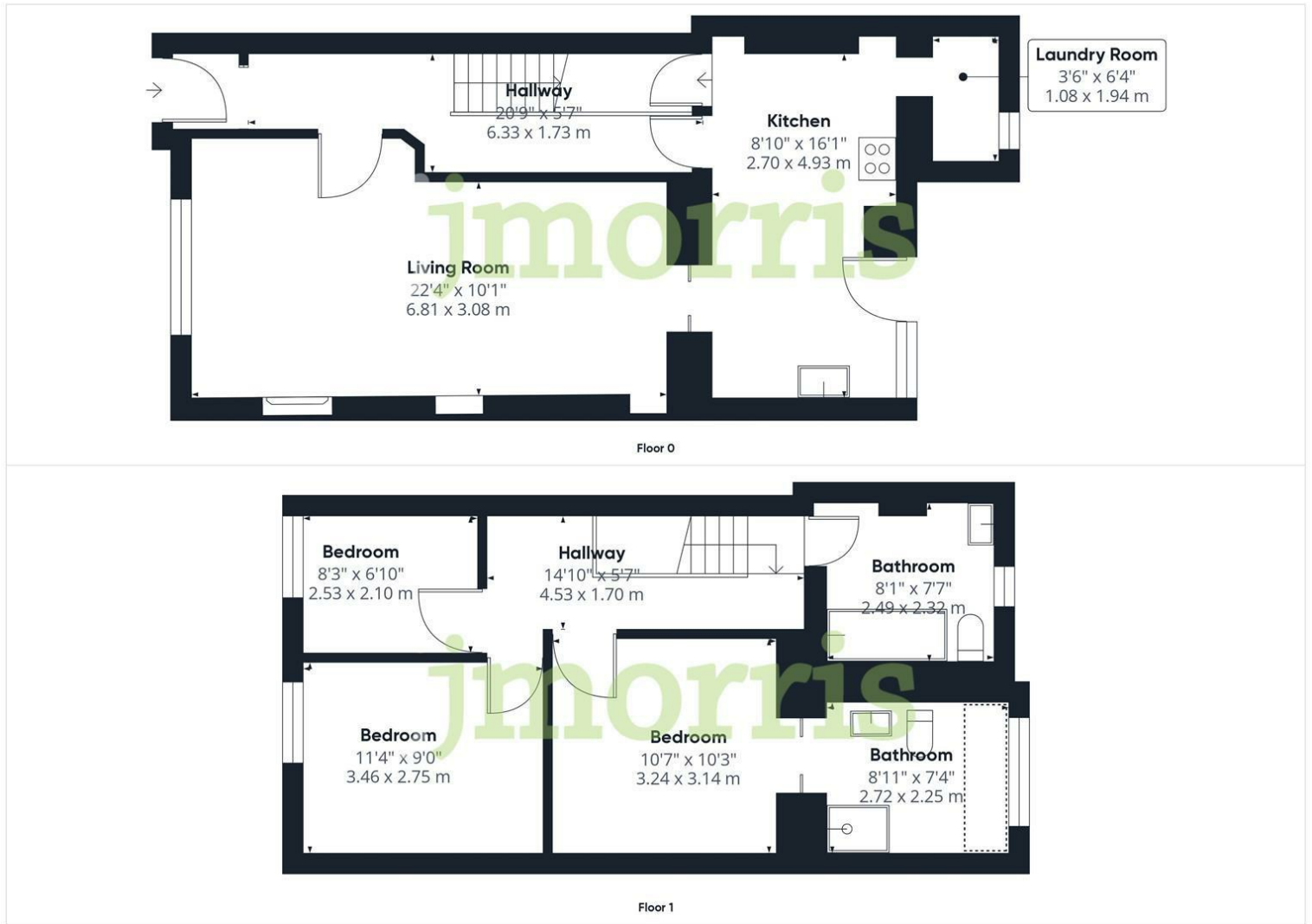
Services

We have been advised that mains water, drainage, gas, and electric are connected. The property has mains gas central heating, fibre broadband available with all main UK mobile providers offering a signal output.

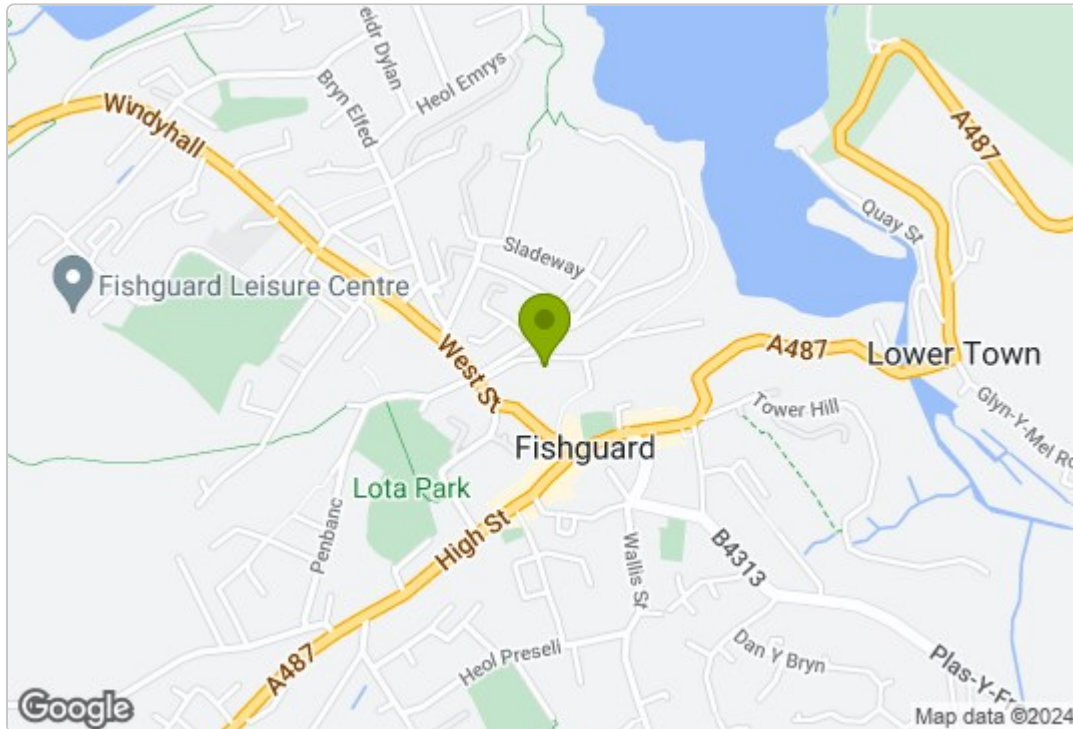
Tenure

Freehold upon completion.

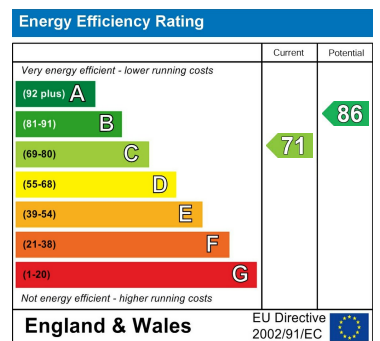
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - D

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