



51 West Street, Fishguard, Pembrokeshire, SA65 9NG

Price Guide £235,000

*A deceptively spacious End of Terrace 3 storey Dwelling House.

*Well appointed 2 Reception, Kitchen/Breakfast, Utility, 4 Bedrooms and 2 Bath/Wet Room accommodation.

*Gas Central Heating, uPVC Double Glazed Windows and Doors and Insulated Roof/Loft Areas.

*Private Enclosed 'L' shaped Courtyard Garden with Concreted Patio Area.

*Pedestrian and Vehicle access to rear for loading and unloading purposes.

*Ideally suited for Family, Investment or for Letting purposes.

*Inspection essential to appreciate the character of the Property and the full extent of accommodation.

Realistically Priced.

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, a good Bakery, 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 three quarters of 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, 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 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

West Street is a mixed Residential/Commercial area and is the main thoroughfare which links Fishguard with Goodwick.

Directions

From the offices of Messrs JJ Morris at 21 West Street turn left and proceed in the direction of Goodwick for 150 yards or so and 51 West Street is situated on the left hand side of the road, opposite Theatr Gwaun. A 'For Sale' board is erected on site.

Description

51 West Street comprises an End of Terrace 3 storey Dwelling House of predominantly solid stone construction and cavity concrete block construction with rendered and coloured elevations under a pitched interlocking concrete tile, slate and flat roofs. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Porch

6'9" x 4'5" (2.06m x 1.35m)

With an Oak laminate floor, attractive cornice, electricity meter and consumer unit, wall uplighter and half glazed door to:-

Hall (split level)



With an Oak laminate floor, staircase to First Floor, ceiling light, attractive cornice, double panelled radiator, coat hooks, 2 power points, telephone point, Worcester central heating thermostat control, mains smoke detector and doors to Rear Hall, Living Room and:-

Sitting Room



16'5" x 13'6" (5.00m x 4.11m)

With an Oak laminate floor, uPVC double glazed window with wooden blinds, attractive cornice, ceiling rose, ceiling light, double panelled radiator, 2 alcoves, Cast Iron and Slate Fireplace with an Oak surround and Slate hearth (chimney flue suitable for a woodburning stove), TV point and 6 power points.

Living/Television Room



13'3" x 12'7" (4.04m x 3.84m)

With fitted carpet, uPVC double glazed window, Slate Fireplace with Slate hearth housing a woodburning stove, 2 alcoves with bookshelves, attractive cornice, ceiling light, TV point, 8 power points, telephone point, internet point and a 15 pane glazed door to:-

Kitchen/Breakfast Room



15'9" (average) x 7'2" (4.80m (average) x 2.18m)

With ceramic tile floor, 2 uPVC double glazed windows with roller blinds, range of fitted floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit, built in Lamona 4 ring Induction Hob, built in Lamona eye level electric Double Oven/Grill, double panelled radiator, 2 Velux windows, tile splashback, TV point, telephone point, 2 cooker boxes, 9 power points, glass splashback, 6 downlighters and a 15 pane glazed door to:-

Utility Room



7'10" x 6'10" (2.39m x 2.08m)

With ceramic tile floor, uPVC double glazed window with roller blind, 4 power points, Belfast sink with mixer tap, plumbing for washing machine and dishwasher, tile splashback, Velux window, 4 downlighters, access to an Insulated Loft, uPVC double glazed door to rear courtyard garden, coat hooks, radiator and a Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

Rear Hall

8'3" x 3'6" approx (2.51m x 1.07m approx)

With Oak laminate floor, understairs cupboard, uPVC double glazed door to rear courtyard garden and door to:-

Wet Room



7'9" x 6'4" (2.36m x 1.93m)

('L' shaped maximum) With non slip vinyl floor covering, Aquaboard walls, white suite of WC, Wash Hand Basin in Vanity surround, Mira Sport electric shower, shower curtain and rail, dual fuel heated towel rail/radiator, illuminated wall mirror, double panelled radiator, uPVC double glazed window with roller blind, mirror fronted bathroom cabinet, Manrose extractor fan and 4

downlighters.

A staircase from the Hall gives access to a:-

Half Landing (split level)

6'5" x 3'1" (1.96m x 0.94m)

With fitted carpet, stairs to Main Landing and a short flight of stairs and door to:-

Bathroom



8'10" x 6'7" (2.69m x 2.01m)

With white suite of panelled Bath, Wash Hand Basin in a vanity surround, WC and a Glazed and Aquaboard Shower Cubicle with a thermostatic shower, 4 downlighters, Manrose extractor fan, uPVC double glazed window with roller blind, illuminated wall mirror, mirror fronted bathroom cabinet, part tile surround, double panelled radiator and a dual fuel heated towel rail/radiator.

First Floor

Landing

8'0" x 7'0" maximum (2.44m x 2.13m maximum)

With fitted carpet, staircase to Second Floor, radiator, ceiling light, mains smoke detector and an Airing Cupboard with radiator and shelves.

Bedroom 2



13'2" x 12'4" maximum (4.01m x 3.76m maximum)

With fitted carpet, covered ceiling, ceiling light, uPVC double glazed window, double panelled radiator and 6 power points.

Bedroom 3 (front)



13'10" x 11'5" (4.22m x 3.48m)

With fitted carpet, cast iron feature fireplace, covered ceiling, ceiling light, uPVC double glazed window with wooden blinds, double panelled radiator and 6 power points.

Bedroom 4



10'1" x 8'7" (3.07m x 2.62m)

With fitted carpet, uPVC double glazed window with wooden blinds, coved ceiling, ceiling light, double panelled radiator, telephone point and 6 power points.

A staircase from the Main Landing gives access to a:-

Half Landing

6'6" x 2'9" (1.98m x 0.84m)

With fitted carpet, Velux window over stairwell and stairs to:-

Second Floor

Landing

6'8" x 3'7" (2.03m x 1.09m)

With fitted carpet, ceiling light and door to:-

Bedroom 1



20'6" x 18'3" maximum (6.25m x 5.56m maximum)

With fitted carpet, exposed 'A' frames, uPVC double glazed dormer window (affording sea views to Dinas Head), uPVC double glazed gable window, 2 double panelled radiators, 6 power points, 2 ceiling light, 3 ceiling spotlight, bookshelves and door to:-

Boarded Undereaves Storage Cupboard

Externally

There is an enclosed 'L' shaped south facing Courtyard Garden to the rear which is bounded by a stone wall and having a concreted Patio area. A pedestrian door from the rear garden leads out onto a side access which leads back onto West Street. The Property benefits from rear Pedestrian and Vehicular access for loading and unloading purposes.

Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazed Windows and Doors throughout. Wiring for Telephone (Subject to BT regulations). Roof/Loft Insulation. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

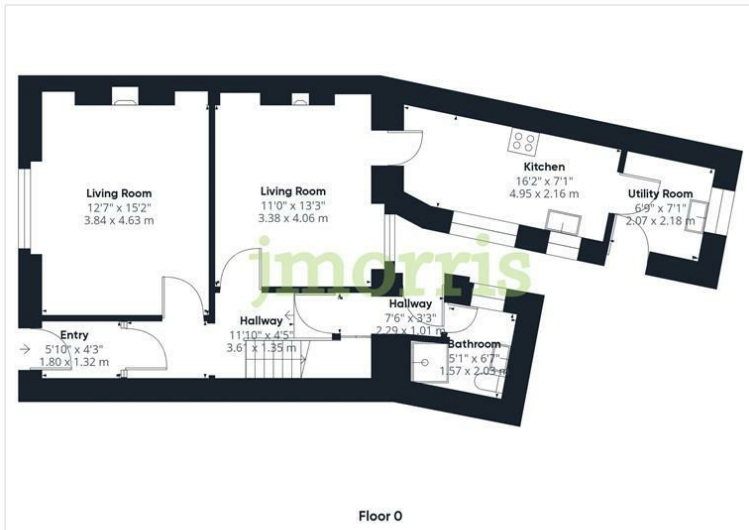
Rights of Ways

Rear Pedestrian and Vehicular access for loading and unloading purposes exists in favour of the Property.

Remarks

51 West Street is a deceptively spacious End of Terrace 3 storey Dwelling House which stands in a convenient location in this popular Market Town and being ideally suited for family, investment or for letting purposes. The Property is in good decorative order throughout benefitting from Gas Central Heating, uPVC Double Glazing and both Roof and Loft Insulation In addition, it has a rear 'L' shaped south facing Courtyard Garden which benefits from a rear pedestrian access. The Property also benefits from a rear vehicle access for loading and unloading purposes. It is offered 'For Sale' with a realistic Price Guide. Early inspection is strongly advised.

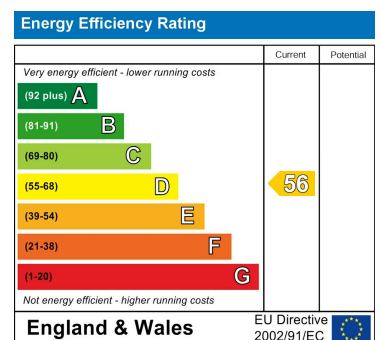
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - D

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@jjmorrison.com

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

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

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