

47 High Street, Fishguard, Pembrokeshire, SA65 9AW

Price Guide £279,950

- *An attractive and deceptively spacious Terraced 2 storey (Listed Grade II) Dwelling House.
- *Well appointed 2 Reception, Sun Room/Conservatory, Fitted Kitchen, Bathroom and 3 Bedroom accommodation.
- *Second Floor Studio/Play/Work Room accessed via a staircase from the First Floor Landing.
- *Wall and Rail Forecourt with a Concreted Patio and a small Ornamental Stone Bed.
- *Delightful Rear Landscaped Garden with Block Pavior Patios, Lawned Areas and Flowering Shrubs.
- *Substantial Detached Garage 22'0" x 16'6" approx of cavity concrete block construction with a pitched composition slate roof with a Boarded Loft/Store Room over which is accessed via an external wooden staircase from the rear Garden.
- *Large concreted hardstanding adjacent to front of Garage for additional Vehicle/Boat/Caravan Parking Space.
- *Ideally suited for Family, a Couple, 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, a Building Society, Hotels, Restaurants, Public Houses, Take-Aways, Cafes, Art Galleries, a Post Office, Library, a 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 and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybush.

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.

47 High Street is situated within 270 yards or so of Fishguard Town Shopping Centre and Market Square.

Directions

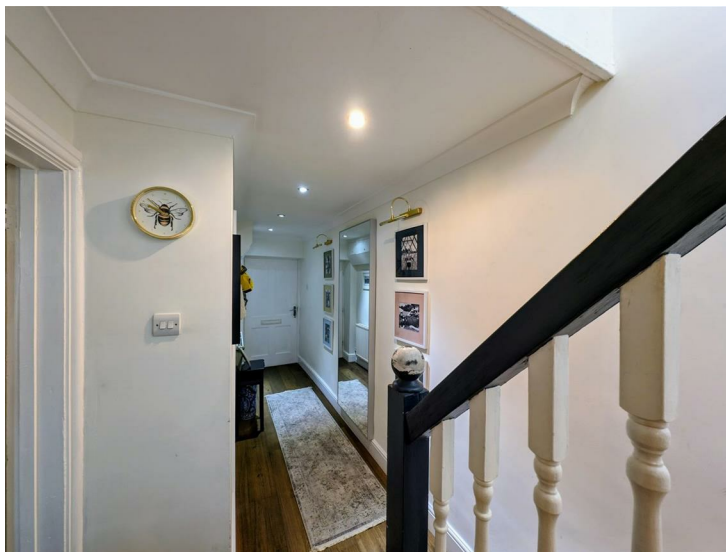
From the Offices of Messrs J.J. Morris at 21 West Street, turn right and bear left towards Market Square. Upon reaching Market Square, follow the road around to the right into High Street. Continue on this road for 270 yards or so and 47 High Street is situated on the left hand side of the road. A 'For Sale' board is erected on site.

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 100 yards or so further on, 47 High Street is situated on the right hand side of the road.

Description

47 High Street comprises a Terraced 2 storey dwelling house of solid stone and cavity concrete block construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

Hall



With Oak floorboards, double panelled radiator, 4 downlighters, mains smoke detector, staircase to First Floor, electricity meter and consumer unit cupboard, 2 picture lights, coat hooks, 1 power point, understairs cupboard, door opening to Kitchen and doors to Dining Room and:-

Sitting Room



12'0" x 12'0" maximum (3.66m x 3.66m maximum)
With Oak floorboards, hardwood painted double glazed sash window with wooden blinds, Marble fireplace with an electric pebble effect fire, double panelled radiator, coved ceiling, 7 downlighters, TV point and 12 power points.

Dining Room



10'7" x 8'10" (3.23m x 2.69m)

With Oak floorboards, double panelled radiator, coved ceiling, ceiling light on dimmer, TV point, 5 power points and a double glazed sash window to Conservatory/Sun Room.

Kitchen



12'0" x 8'10" (3.66m x 2.69m)

With a range of Oak fitted floor and wall cupboards with Granite worktops, recessed porcelain sink with mixer tap, built in Bosh fridge freezer, built in Hotpoint washer dryer, built in Hotpoint dishwasher, built in electric Single Oven/Grill with a 4 ring Gas Cooker Hob, Cooker Hood, 8 downlighters, 2 double glazed windows, wall cupboard housing a Worcester Gas Combination Boiler (heating domestic hot water and firing central heating), Oak floorboards, 10 power points (2 concealed), appliance points, radiator and a half glazed door to:-

Conservatory/Sun Room



18'9" x 10'2" (5.72m x 3.10m)

('L' shaped maximum) With double glazed windows, laminate tile floor, 2 wall lights, radiator, 2 power points and double glazed door to Rear Garden.

A staircase from the Hall gives access to:-

Three Quarter Landing (split level)

With fitted carpet, Sun Tube, 2 downlighters, mains smoke detector, 2 power points, stairs to Main Landing and:-

Bedroom 3



11'3" x 8'0" (3.43m x 2.44m)

With fitted carpet, double glazed window, double panelled radiator, 2 built in wardrobes with shelves, Velux window, 3 downlighters, built in storage cupboard and 6 power points.

First Floor

Main Landing

6'6" x 5'8" (1.98m x 1.73m)

With fitted carpet, downlighter, staircase to Second Floor and doors to Bedrooms and:-

Bathroom



7'11" x 6'2" (2.41m x 1.88m)

With vinyl floor covering, white suite of WC, Wash Hand Basin and a 'J' shaped panelled Bath with a thermostatic shower over and a glazed shower screen, hardwood painted double glazed sash window with wooden blinds, chrome heated towel rail/radiator, illuminated wall mirror/cupboard, tile splashback, ceiling light and a fitted storage cupboard.

Bedroom 1



11'0" x 10'0" maximum (3.35m x 3.05m maximum)

With fitted carpet, 5 downlighters, coved ceiling, hardwood painted double glazed sash window with wooden blinds, double panelled radiator and 8 power points.

Bedroom 2



10'9" x 8'9" maximum (3.28m x 2.67m maximum)

With fitted carpet, uPVC double glazed sash window with wooden blinds, 3 downlighters, coved ceiling and 4 power points.

Second Floor

Studio/Work/Play Room/Office



16'5" x 8'0" maximum plus recess 5'0" x 4'0" (5.00m x 2.44m maximum plus recess 1.52m x 1.22m)

With a laminate Beech floor, sloping ceiling, 2 Velux windows, TV point, 6 power points, mains smoke detector, exposed 'A' frames, 3 downlighters and undereaves storage cupboards.

Externally

There is a stone wall and railed forecourt to the Property with a Concreted Patio. Directly to the rear of the Property is a Block Pavior Patio on 2 levels with recessed patio wall lights. A Block Pavior path leads from the Patio to a good sized rear Garden with Lawned Areas, Flowering Shrubs, Hydrangeas, Fuschias etc etc. There is also a :-

Double Garage/Workshop



22'0" x 16'6" approx (6.71m x 5.03m approx)

Of cavity concrete block construction with rendered elevations under a pitched composition slate roof. It has a Manatec electrically operated roller door, a uPVC pedestrian door, strip lighting, 6 power points, a smoke detector and a window.

An external wooden staircase from the rear garden gives access to a:-

Boarded Loft (over Garage)

22'0" x 10'0" approx (6.71m x 3.05m approx)

With a uPVC double glazed entrance door.

Beyond the Garage is a concrete hardstanding which allows for additional Vehicle/Boat/Caravan Parking Space.

3 Outside Lights (1 sensor light). 3 Outside Water Taps and 2 Outside Power Points.

The boundaries of 47 High Street 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. Double Glazed Windows and Doors throughout, (front elevation windows are Hardwood (Accoya) painted Double Glazed. Telephone, subject to British Telecom Regulations. Broadband Connection. Roof/Loft Insulation. Wiring for Satellite TV.

Tenure

Freehold with Vacant Possession upon Completion.

Listed Building

47 High Street is a Listed Grade II Building.

Rights of Ways

Vehicular and Pedestrian Access Rights of Ways exist in favour of the Property over a hardsurfaced and concreted lane at the rear which leads off Feidr Gongol at point 'A' and as far as point 'B' on the same Plan.

Remarks

47 High street is an attractive and exceptionally well maintained Terraced 2 storey Listed Grade II Dwelling House which stands in a convenient location in this popular Market Town and being ideally suited for Family, a Couple, Investment or for Letting purposes. The Property is in excellent decorative order throughout benefitting

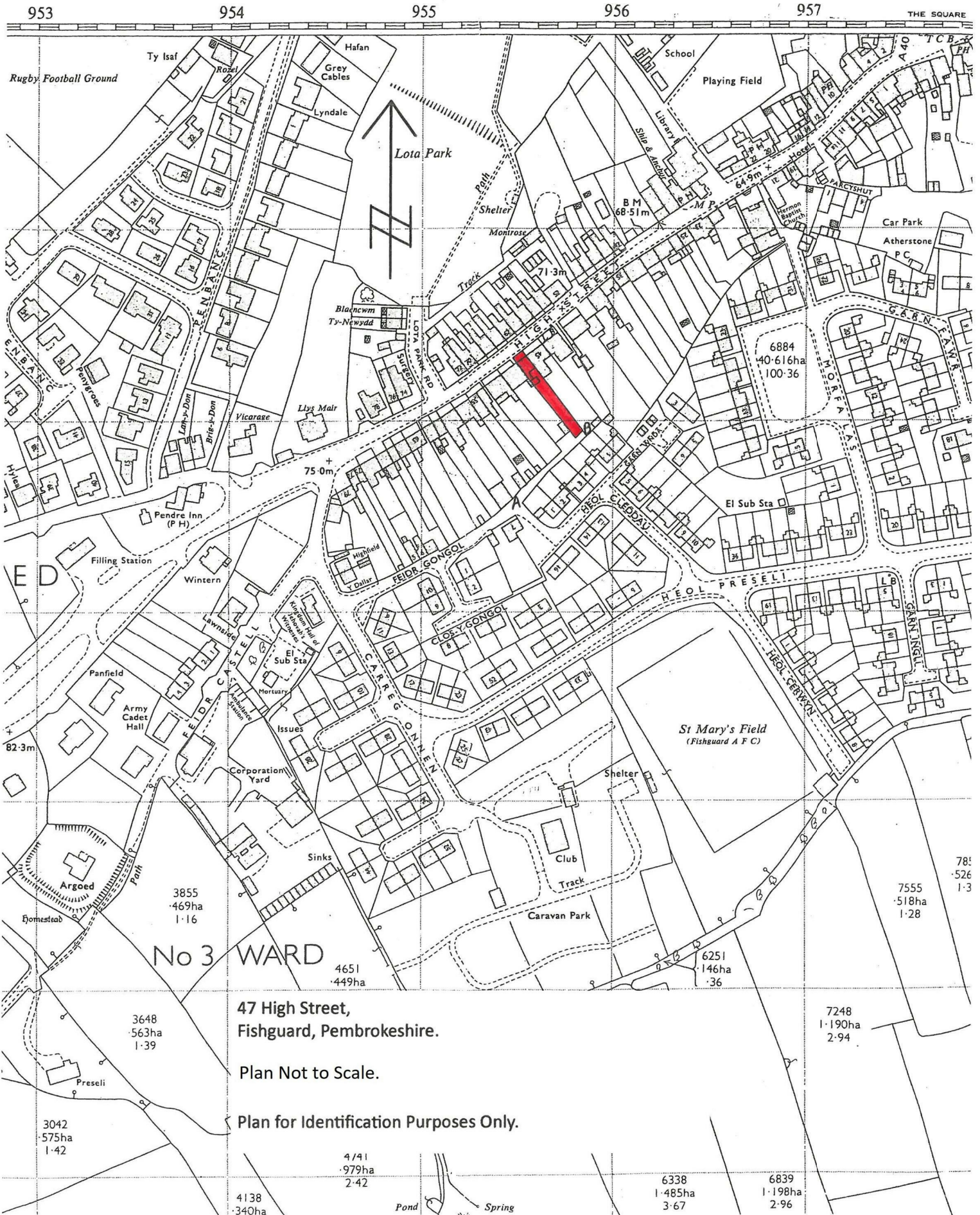
from Double Glazed Windows and Doors, Gas fired Central Heating and Roof/Loft Insulation. In addition, it has a wall and rail forecourt and to the rear as is a delightful Landscaped Garden with Block Pavior Patios on 2 levels, Lawned Areas, Flowering Shrubs and a substantial Detached Double Garage 22'0" x 16'6" approx with a Storage Loft above. In addition, there is a concrete hardstanding at the rear allowing for additional Vehicle/Boat/Caravan Parking Space. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



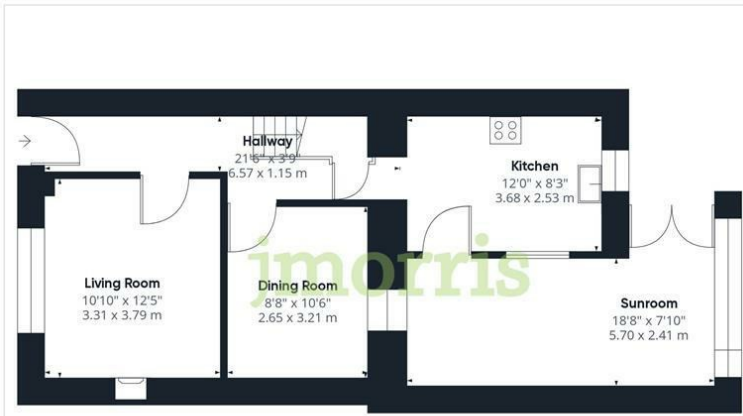
HEIGHTS IN METRES

SM 9537

FISHGUARD AND GOODWICK C



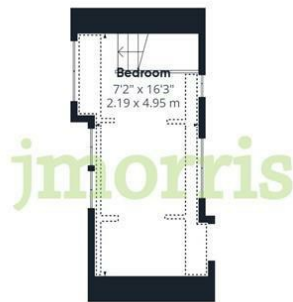
Floor Plan



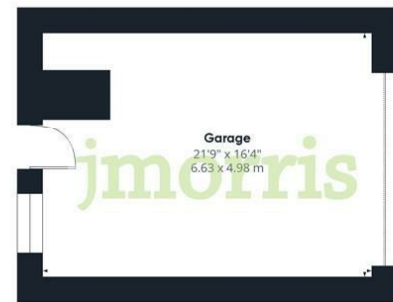
Floor 0 Building 1



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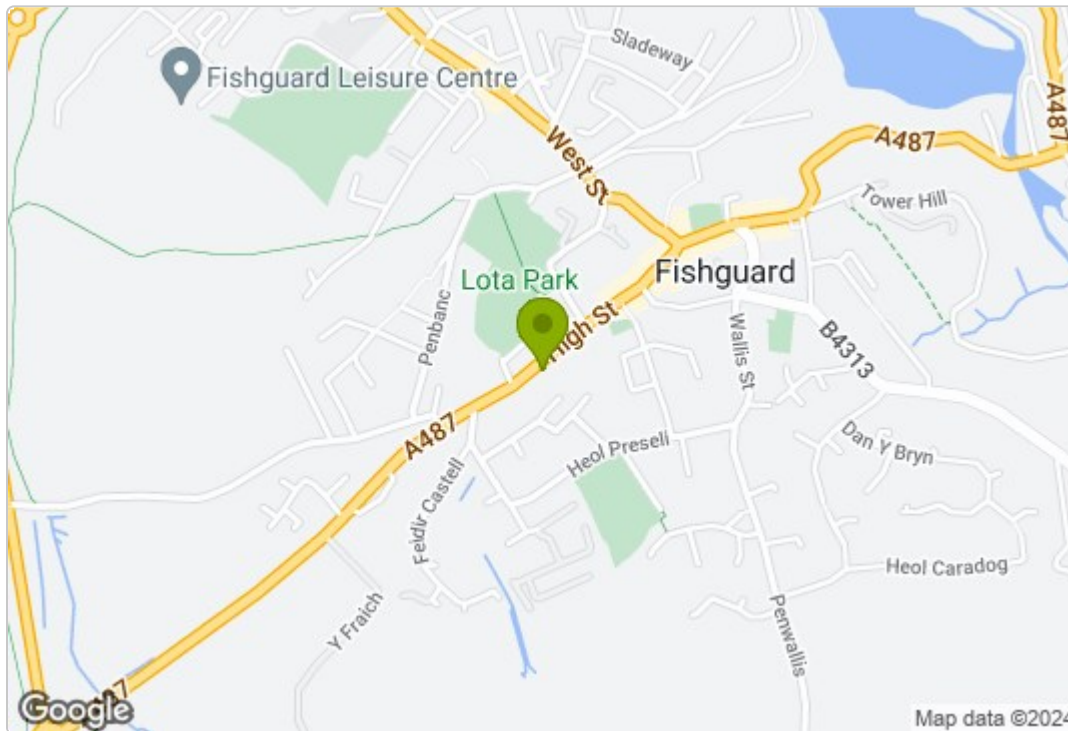


Floor 2 Building 1



Floor 0 Building 2

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 - 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@jjmorriss.com

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

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

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