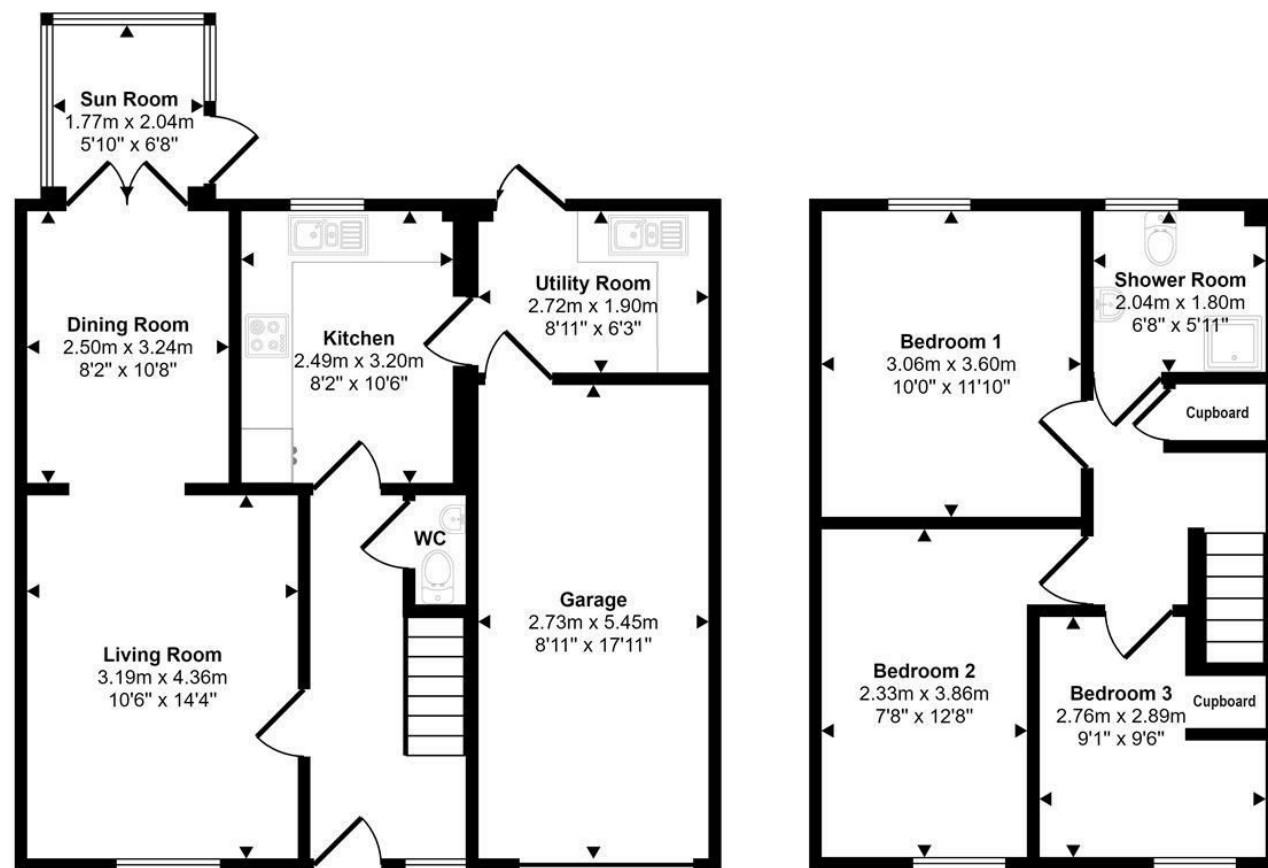


Approx Gross Internal Area  
105 sq m / 1130 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'D' Pembrokeshire

ref:CFH/AMS/02/24/OK/LG

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG  
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

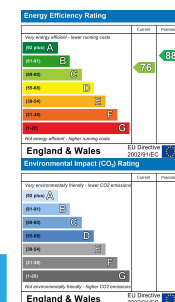


## 12 Maes Waldo, Fishguard, Pembrokeshire, SA65 9ER

- Link Detached House
- Well Presented
- Open Plan Living/Dining Room
- Off Road Parking & Garage
- Gas Central Heating
- Three Bedrooms
- Sun Room
- Close To Town Centre
- Front & Rear Garden
- EPC Rating: C

Offers In The Region Of £240,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



41 High Street, Cardigan, Ceredigion, SA43 1JG  
EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915

**The Agent that goes the Extra Mile**





A well presented property situated within a cul de sac in the popular coastal town of Fishguard, within walking distance of the schools, shops and amenities. The Marine Walk, which forms part of the Pembrokeshire Coast Path is nearby, and leads either to Goodwick Beach and the harbour, or Lower Fishguard. The property benefits from having gas central heating, a boiler fitted in November 2023, three bedrooms and a garden to the rear. This would make an ideal first time buy, investment or family home.

The property briefly comprises on the ground floor, an entrance hallway, a door to the left leading to open plan living and dining room. From the dining room there are double doors leading into the sun room giving access to the rear garden, and allowing natural light to spill through the property. There is a fitted kitchen with matching wall and base units and a separate utility area. There is a ground floor WC underneath the stairs, and the staircase benefits from a fitted stairlift. On the first floor there are three bedrooms, two of which are double and a shower room.

Externally, the property is approached via a paved driveway offering off road parking for approximately two vehicles and access to the garage benefiting from power and lighting. To the front of the property there is a lawned area. The rear garden can be accessed via the side of the property as well as through the utility or sun room. The rear garden is laid to lawn with a small patio area. This offers a wonderful spot to sit and relax.

Fishguard is a popular market town and ferry port on the Pembrokeshire coastline. There is a wide variety of shops, restaurants, secondary school, junior schools, library and leisure centre in the town centre. Fishguard Harbour is the ferry terminal to Southern Ireland, the train station offers excellent communication links. Goodwick Sands provides a safe beach for families, with other coves and beaches such as Pwllgwaelod, Cwm yr Eglwys, Abercastle, etc all within easy driving distance.



**Hallway**

**Kitchen**

**Bedroom**

**Living Room**

**Utility Room**

**Bedroom**

**Dining Room**

**WC**

**Shower Room**

**Sun Room**

**Bedroom**

**Garage**

**DIRECTIONS**

From our Fishguard Office, proceed up the High Street and turn right at the Co-op. Follow the road, at the junction turn left down West Street and take a right at CK's supermarket. Follow this road around into Brodog Terrace, continue along the road taking the second left into Maes Waldo, after a short distance the property will be located on your left hand side denoted by our for sale board. What three words - ///sounds.health.uptown



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.