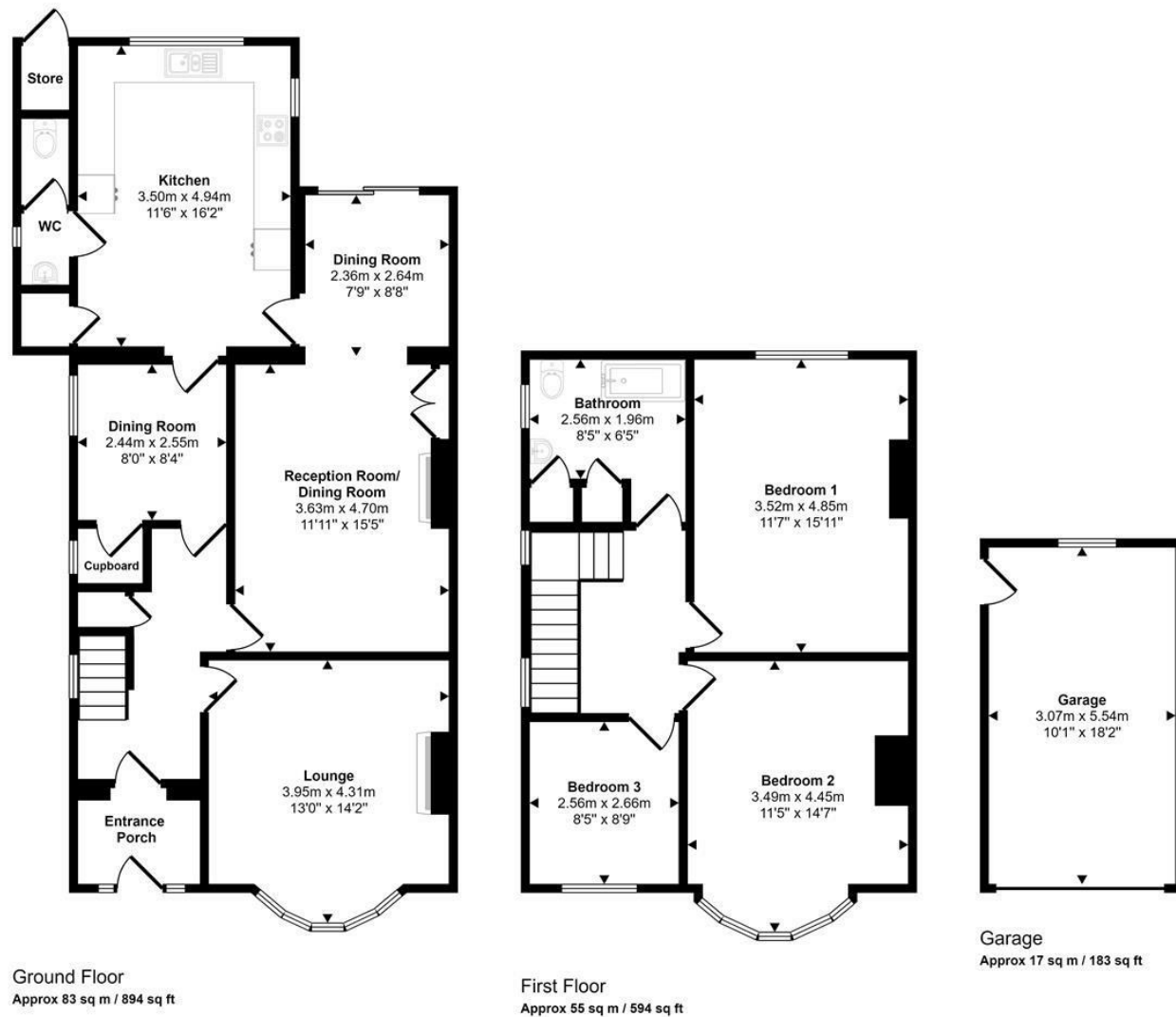


Approx Gross Internal Area
155 sq m / 1671 sq ft



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 'F' Pembrokeshire

ref: LG/AMS/06/24/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

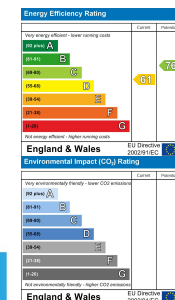


Garth Sladeway, Fishguard, SA65 9NY

- No Onward Chain
- Walking Distance To Amenities
- Three Bedrooms
- Garage To Rear
- Gas Central Heating
- Semi-detached House
- Three Reception Rooms
- Walking Distance to Shops, Schools
- Front and Rear Garden
- EPC Rating: D

Price £320,000

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The Agent that goes the Extra Mile





Situated in a convenient location within Fishguard town, just walking distance to the local amenities, the harbour and the marine walk which forms part of the Pembrokeshire Coastal Path. This semi-detached house benefits from a garden to the rear, a garage, three bedrooms and gas central heating. This would make an ideal family home.

The property briefly comprises, on the ground floor, an entrance hallway, a lounge with a bay window fitted with stained glass panels. There is a further living/dining area with patio doors out to the rear garden. The kitchen benefits from fitted wall and base units, and overlooks the rear garden. There is a further dining room and a ground floor WC. On the first floor there is a bathroom and three bedrooms, two of which with bay windows overlooking the front.

Externally to the front of the property there is a lawned area. The rear garden can be accessed through, the dining area or via the side of the property and is laid mainly to lawn with a patio area. A gate to the rear leads to a lane which gives access to the garage.

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.



- | | | | |
|-----------------------|------------------------------|--------------------|----------------------|
| Entrance Porch | Reception/Dining Room | Landing | Bedroom Two |
| Hallway | Kitchen | Bathroom | Bedroom Three |
| Living | Dining Room | Bedroom One | |

DIRECTIONS

From our Fishguard office go up High Street, turning right by the Co-op, and follow the road turning left into West Street. After a short distance, turn right by Theatr Gwaun into Brodog Lane, follow the one way system into Sladeway, and after a short distance you will find the property on your right hand side as indicated by our for sale board. What three words - ///resurgent.notched.trickles



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.