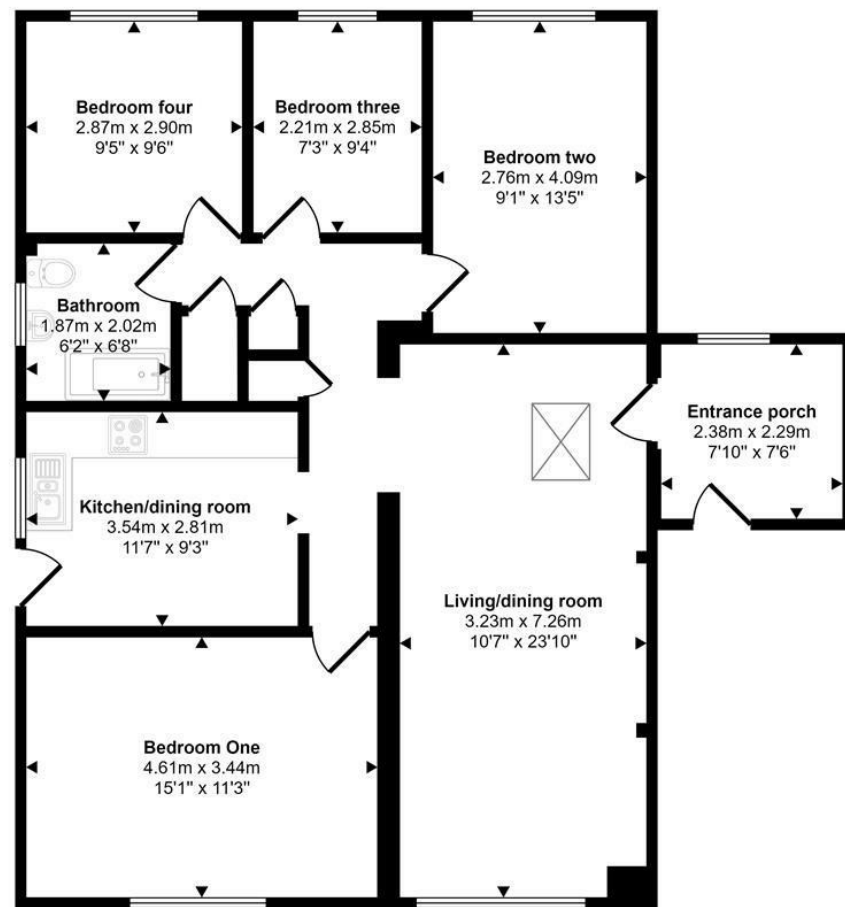


Approx Gross Internal Area  
100 sq m / 1076 sq ft



Floorplan

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: LG/AMS/08/24/ok/lg These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

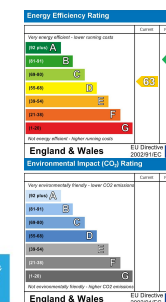


### 16 Clos y Bigney, Fishguard, SA65 9BG

- Detached Bungalow
- Within Walking Distance of Shops
- Modern Living/Dining Room
- Off Road Parking
- Gas Central Heating
- Cul De Sac Location
- Four Bedrooms
- Front & Rear Garden
- Well Presented
- EPC Rating: D

Offers In The Region Of £325,000

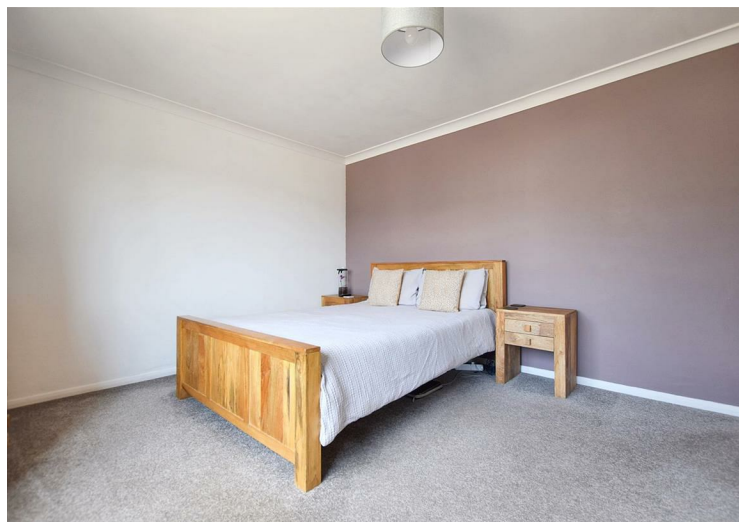
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**The Agent that goes the Extra Mile**





A well presented detached bungalow situated in a cul de sac location on the outskirts of Fishguard town, within walking distance of the shops, schools and amenities. The property benefits from four bedrooms, off road parking and gas central heating. This would make a great family home.

The accommodation briefly comprises, an entrance porch with plenty of space for coats and shoe storage, a living/dining room with a window to the front and a skylight allowing natural light to flood into the property. An opening leads to the inner hallway where there is a storage cupboard, and a further cupboard which houses the washing machine and tumble dryer. There is a fitted kitchen with matching wall and base units, enough space for a dining table and a door leading to the side of the property. There are four bedrooms, three of which are double, and a modern bathroom.

Externally, to the front of the property there is low maintenance gravel offering off road parking. As you approach the front door there is a patio area, a great spot for potted plants. The rear garden can be accessed via either side of the property and is laid to lawn with a mature tree boundary. This offers a great spot to sit and enjoy the garden.

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**

**Bedroom One**

**Bedroom Four**

**Living/Dining Room**

**Bedroom Two**

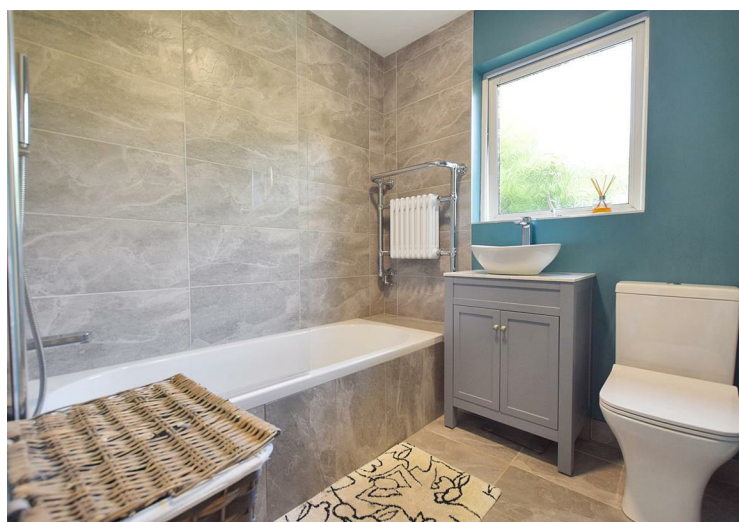
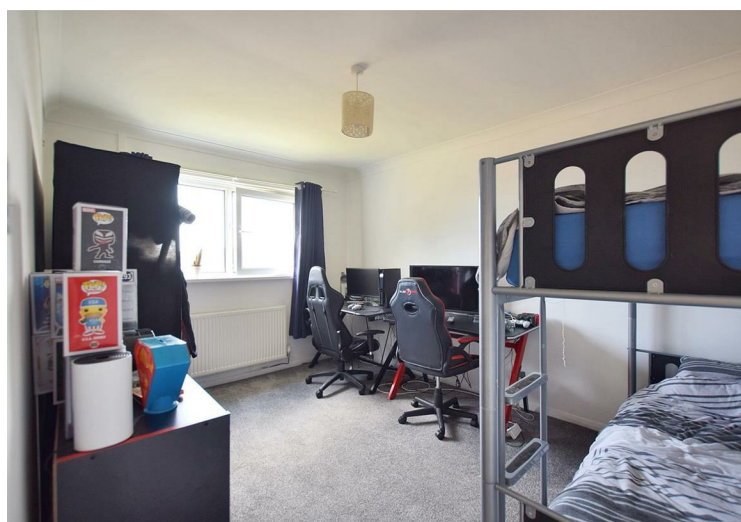
**Bathroom**

**Kitchen**

**Bedroom Three**

**DIRECTIONS**

From our Fishguard office proceed up High Street, turning right before the Petrol Filling Station follow road for a short distance, turn left at the mini roundabout, follow the road for a short distance, and turn right into Clos y Bigney. Continue along the road and the property will be found on your left hand side denoted by our for sale board. What three words - ///yield.editor.skate



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