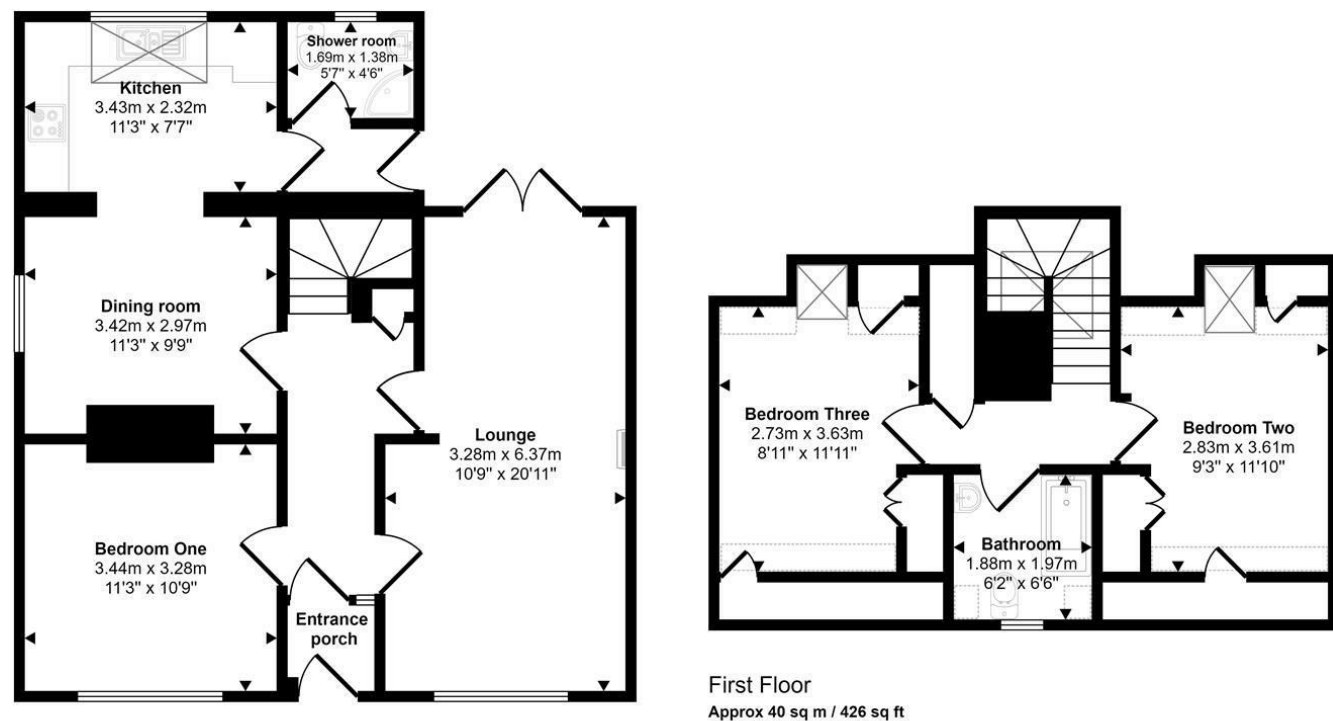


Approx Gross Internal Area
106 sq m / 1143 sq ft



Ground Floor
Approx 67 sq m / 717 sq ft

Denotes head height below 1.5m

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:LW/AMS/08/24/OK

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

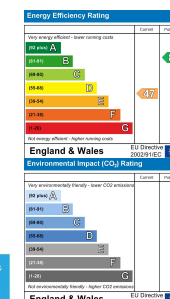


Bryn Awel, 7 Park Street, Fishguard, Pembrokeshire, SA65 9HN

- Detached Dormer Bungalow
- Three Bedrooms
- Walking Distance To Amenities
- Well Presented Accommodation
- Partially Double Glazed
- Gardens To Front & Rear
- Two Reception Rooms
- Two Bath/Shower Rooms
- Gas Central Heating
- EPC Rating: E

Offers In The Region Of £250,000

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





A well presented detached dormer bungalow situated in the coastal town of Fishguard, within walking distance of shops and amenities. The property benefits from a garden to the front and rear, three double bedrooms and gas central heating, making it a wonderful family home.

The accommodation briefly comprises, an entrance porch with space to hang coats and store shoes, which leads into the hallway. There is a living room with double doors leading out to the rear garden, and a dining room, with an opening through to the kitchen. This benefits from fitted matching wall and base units, and a skylight, making the room light and airy. On the ground floor there is also a shower room and a double bedroom. The staircase leads to the first floor where there are two double bedrooms with feature wooden beams, and a bathroom.

Externally, to the front of the property there is a paved garden area planted with a variety of shrubs and flowers. The rear garden can be accessed via the side of the property, through the lounge or through the kitchen. To the back there is a patio seating area, and a raised lawn with a shrub and flower bed border. This offers a great space 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

Kitchen

Bedroom Three

Hallway

Shower Room

Bathroom

Lounge

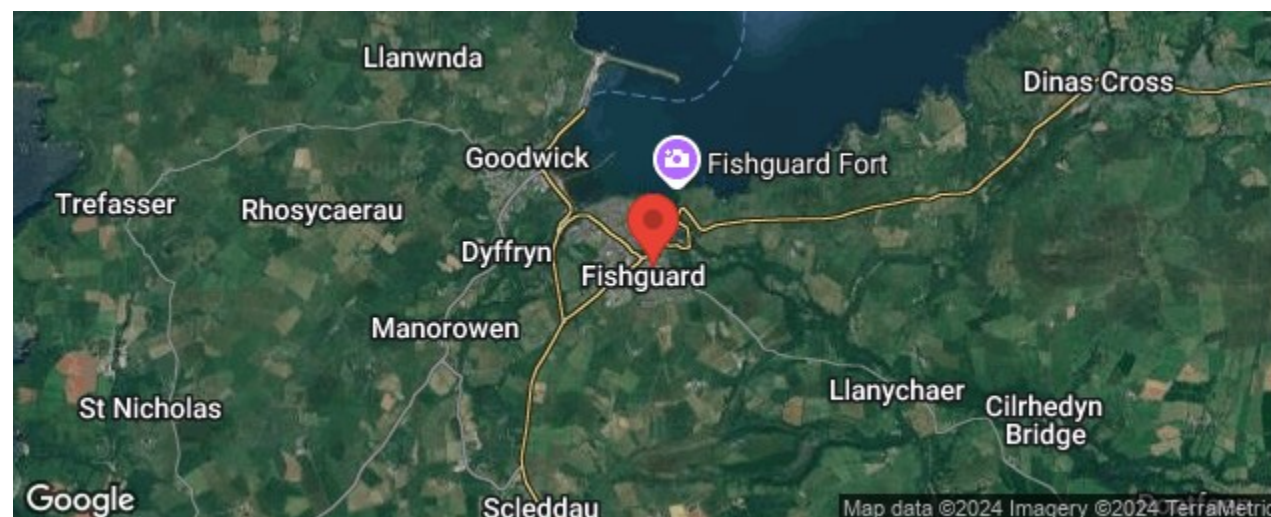
Bedroom One

Dining Room

Bedroom Two

DIRECTIONS

From our Fishguard office proceed up High Street, turn right and follow one way system around the Co-op supermarket, keep right and then turn left into Main Street. Take the first right into Hamilton Street, turn left at The Cambrian Inn, continuing for a short distance and the property will be on your right hand side. What three words - ///cocktail.driftwood.drifting



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