

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 'E' Pembrokeshire

ref: LG/AMS/07/24/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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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

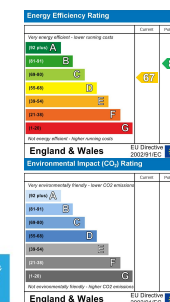


## 7 Clos Y Bigneu, Fishguard, SA65 9BG

- No Onward Chain
- Outskirts of Town
- Three Bedrooms
- Detached Garage
- Gas Central Heating
- Detached Bungalow
- Walking Distance to Shops
- Garden To Front & Rear
- Off Road Parking
- EPC Rating: TBC

Offers In The Region Of £260,000

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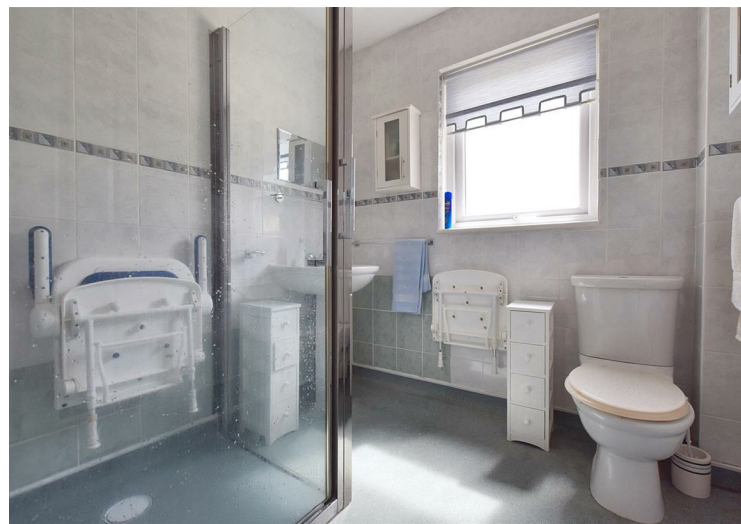


A detached bungalow situated on the outskirts of the coastal town of Fishguard, within walking distance of the shops, schools, health centre and amenities. The property benefits from gas central heating, double glazing, off-road parking for two cars and a detached garage.

The accommodation briefly comprises, an entrance porch going into the kitchen which benefits from matching wall and base units with enough space for dining table. There is a good sized living room with double windows, and glass doors into the hallway allowing natural light to flood into the property. There is also a feature fireplace with gas fire. The hallway has built in storage cupboards and a porch to the side of the property. There is a wet room and three double bedrooms, one of which benefiting from a WC.

Externally, to the front of the property there is a lawned area with a gated driveway offering off road parking and access to the garage, which benefits from power and lighting. The rear garden can be accessed via either side of the property where there is a patio area with a raised flower bed, a great spot for potted plants and offers a place 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.



**Entrance Porch**

**Hallway**

**Bedroom Three**

**Kitchen**

**Bedroom One**

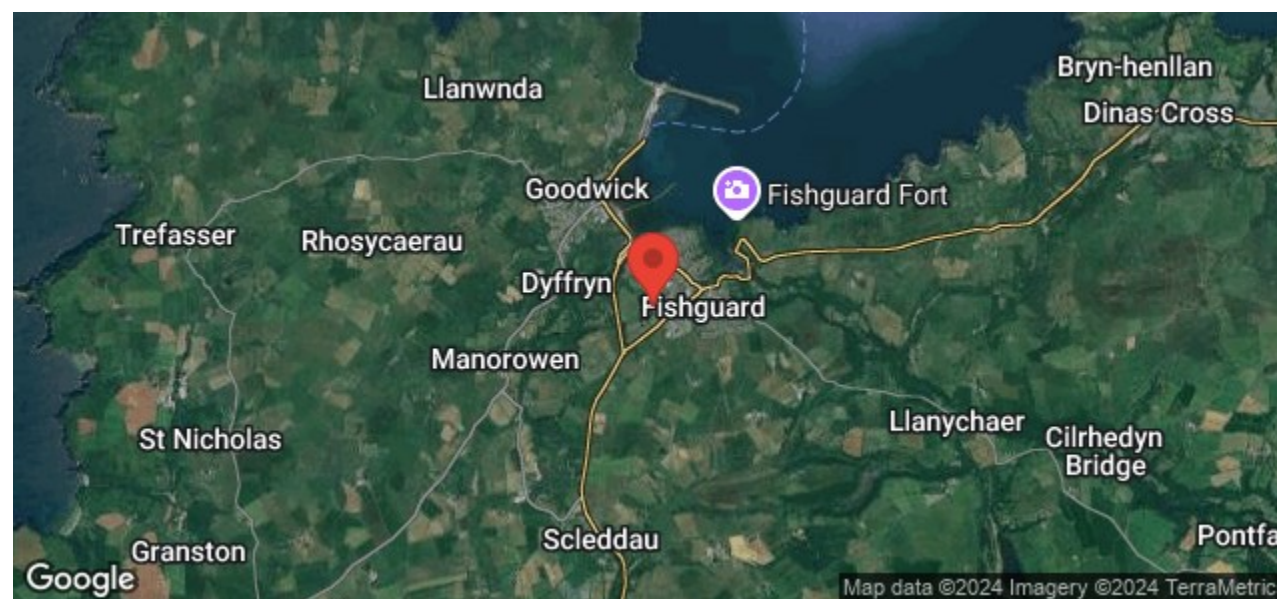
**Shower Room**

**Living Room**

**Bedroom Two**

**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 - ///prank.enormous.salad



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