

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/09/24/OK/LG

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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

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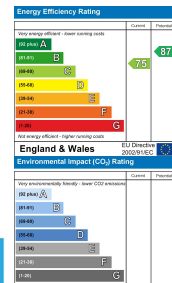


3 Maes Waldo, Fishguard, Pembrokeshire, SA65 9ER

- Detached Bungalow
- Two Double Bedrooms
- Gas Heating
- Loft Conversion Potential (STP)
- Front, Rear & Side Gardens
- Near Town Centre
- Lounge Diner
- Double Glazed
- Garage & Parking
- EPC Rating: C

Offers In Excess Of £250,000

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A detached 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 and double glazing, and would make an ideal family or retirement home.

The accommodation briefly comprises: two double bedrooms, lounge diner with French doors opening onto the patio and rear garden, kitchen with built-in appliances and space for a table, utility room, bathroom and a hallway that could be used to create an office or study area. There is also the potential to convert the loft space into another bedroom/further living space (subject to necessary planning consents).

Externally there are gardens to the front, rear and side of the property. There is a link-detached garage to the side, with an off road parking space in front. A path from the front leads to the fenced rear garden with a lawn, paved patio area, raised vegetable beds and mature shrubs.

A viewing is essential to see the convenient location and accommodation on offer.

Fishguard is a market town and ferry port on the Pembrokeshire coastline. There are 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 railway 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 and so on, all within easy driving distance.



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 right hand side. What three words ///jungle.astounded.strategy



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

