

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 'C' Pembrokeshire

ref: SSG/AMS/01/25/OK/LG

FACEBOOK & TWITTER

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<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

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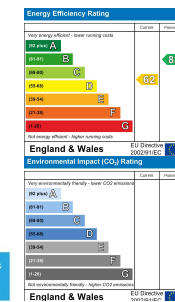


## 22 Main Street, Fishguard, SA65 9HJ

- Mid-terraced Town House
- Garage to Rear
- Potential to covert to Apartments (STPP)
- Deceptively Generous Accommodation
- Town Centre Location
- Three / Four Bedrooms
- To Modernise
- Lots of Potential
- Ideal Family Home
- EPC Rating: D

Guide Price £150,000

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*The Agent that goes the Extra Mile*







A great opportunity to purchase mid terraced property situated on the high street in Fishguard, within easy reach of the amenities. The property boasts great potential, and could be turned into flats/apartments due to there being separate access. (subject to planning consent). It has formerly been a butchers and an ice cream parlour however is now fully residential.

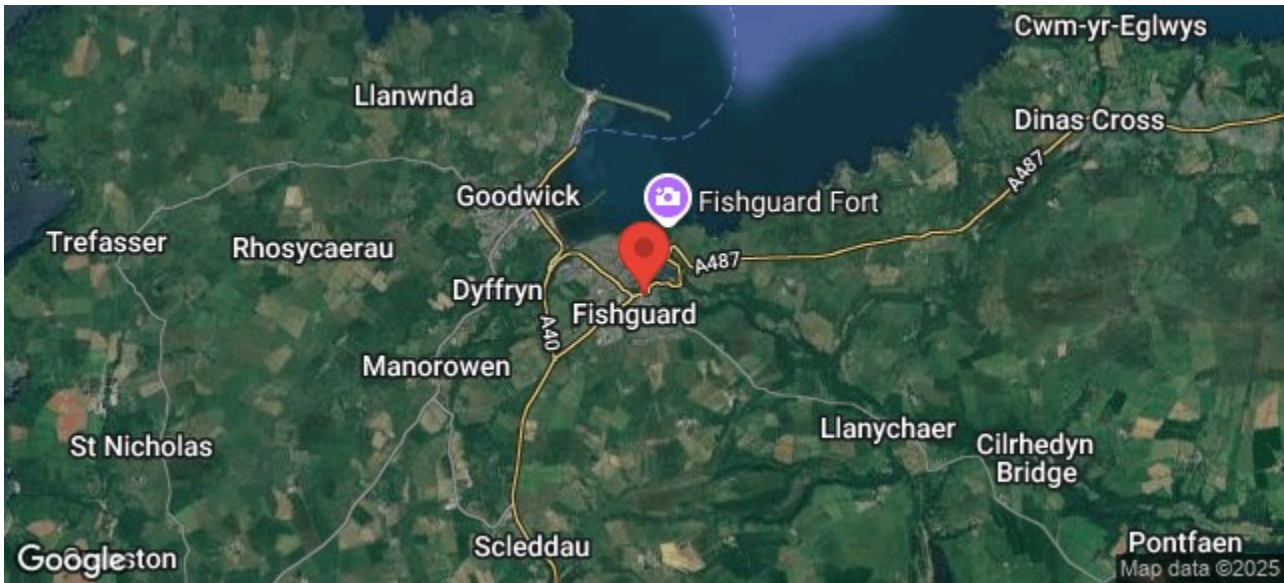
The sizeable accommodation, briefly comprises an entrance hallway with a door to the right into a reception room, this used to be the shop. Further down the hallway there is a storage room, with cupboards, and further along a shower room. The staircase leads to the first floor where there is a lounge area, with double aspect windows. From the landing a door leads to the kitchen/dining area where there are fitted wall and base units. There is a lean to, rear porch that goes to the outside space, and outdoor WC. From here there is access to the garage. A further stair case leads to the second floor where there is a landing, to the left there are two bedrooms, one with built in wardrobes, and a door with a set of stairs to the attic space, which would be great to convert (subject to planning consents.) To the right of the landing there is a shower room, and separate bathroom. There is a door leading to a further attic room, with velux window.

Externally, there is vehicle access around the back of the property to park within the garage, but not within the lane as this must be kept clear. The garage offers off road parking for one vehicle, with useful loft area. From here there is a door into a further storage room. This space has great potential to be converted, again subject to planning consent.

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.

## DIRECTIONS

From our office in Fishguard proceed up the High Street, turn next right and follow the one way system around the Co-op. Keep right, then take next left onto Main Street, continue along the road for a short distance and you will see the property on your right hand side denoted by our for sale board.



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