



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: LG/AMS/07/24/OK

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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.

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

41 High Street, Cardigan, Ceredigion, SA43 1JG
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Ty Twt, 1 Hamilton Street, Fishguard, SA65 9HL

- No Onward Chain
- Town Centre Location
- Three Bedrooms & Study
- Patio to Front
- Gas Central Heating
- Grade II Listed Cottage
- Full of Character & Charm
- Living/Dining Room
- Enclosed Separate Garden
- EPC Rating: Exempt

Offers In The Region Of £125,000



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The Agent that goes the Extra Mile





NO ONWARD CHAIN

This charming cottage is located in Fishguard on the North Pembrokeshire coast. The town centre with its range of shops and facilities such as library, schools, leisure centre is a short walk away. The property is full of character and charm. The accommodation comprises of an entrance hallway, and a ground floor WC. A door to the left leads to the kitchen which has matching wall and base units. There is an open plan living/dining room, with exposed beams, part stone walls and alcoves shelving. Beyond the living room there is a study. The staircase leads to the first floor where there are three bedrooms, one of which being the master with built in wardrobes, a dressing area and an ensuite bathroom.

To the front of the property there is a paved courtyard garden bordered by railings, an ideal seating area and for keeping potted plants. Further along Hamilton Street, there is separate garden. Here there is a patio and lawned area, with a useful storage shed, and green house. Ideal for the keen gardener to grow vegetables and flowers.

AGENTS NOTE - There is a garage nearby and is available for purchase by separate negotiation

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 Hall

Kitchen

WC

Living/Dining Room

Study

Bedroom One

Dressing Area

Ensuite Shower Room

Bedroom Two

Bedroom Three

DIRECTIONS

From our Fishguard office go up the High Street turn right by the Coop follow the one way system, keep right, then turn left into Main Street, after a short distance turn right and the property will be immediately on your left hand side denoted by our for sale board. What three words
///studs.voted.consults



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