

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 'F' Pembrokeshire

ref: LG/AMS/08/24/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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](mailto:cardigan@westwalesproperties.co.uk)

TELEPHONE: 01239 615915

01239 615915  
[www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk)

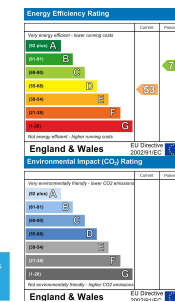


## Morawel Glyn-y-Mel Road, Lower Town, Fishguard, Pembrokeshire, SA65 9LY

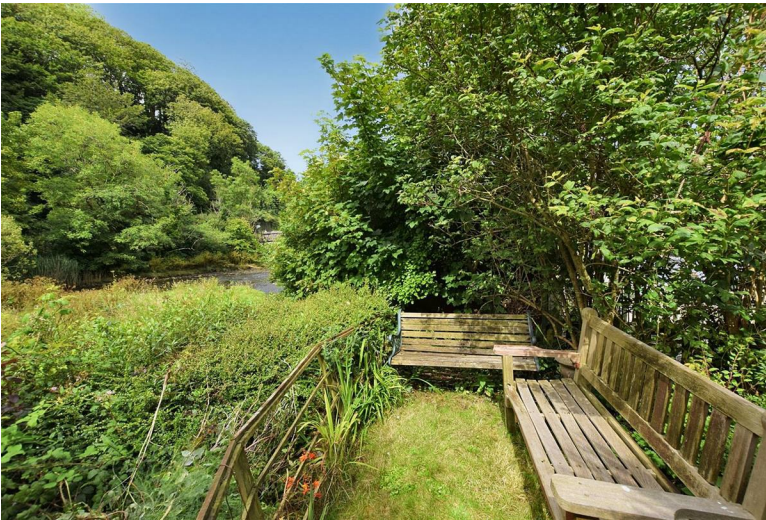
- Detached House
- Former Guest House
- Five Bedrooms
- Four Bath/Shower Rooms
- Oil Central Heating
- Walking Distance To Harbour
- Beautiful Rear Garden
- Two Reception Rooms
- Off Road Parking
- EPC Rating: E

**Offers In The Region Of £375,000**

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







A detached house that was formerly a guest house located in the picturesque Lower Town of Fishguard. Within walking distance of amenities, the beautiful harbour and stunning coastline. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With five bedrooms and four bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

The accommodation is full of charm, whether you are looking for a family residence or considering an investment opportunity, this property offers endless possibilities. Briefly comprising, on the ground floor a living room with feature fireplace and log burning stove. A dining room, and kitchen with matching wall and base units and windows overlooking the rear garden. There is also a ground floor WC, and a rear porch leading out to the garden. On the first floor there are four double bedrooms, three of which benefit from ensuite shower rooms. There is also a single bedroom and family bathroom.

There is also a storage/utility room attached to the property. This could be used to create further accommodation or a self contained annexe (subject to any necessary planning consents).

This property has a beautiful rear garden with a variety of mature trees, shrubs and flower beds. Towards the end of the garden there is a seating area where you can sit while watching and listening to the river Gwaun. The garden is laid mainly to lawn, with vegetable beds, feature pond, a polytunnel and garden shed. A gate leads to a further garden which is the ruins of a cottage. From there there are steps that lead to bedroom one. To the side and rear of the property there is off road parking.

A gate leads to a further garden which is the ruins of a cottage. From there there are steps that lead to bedroom one. To the side and rear of the property there is off road parking.

Viewing is highly recommended, whether you are looking for a family home or embark on a new business venture.

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 Fishguard branch, proceed around the one way system, follow the road around the co op, turning sign posted Cardigan, go down the steep hill and cross over the bridge. Take the next right and the property will be on your right hand side. What Three Words -  
///enhancement.initiated.blanking



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