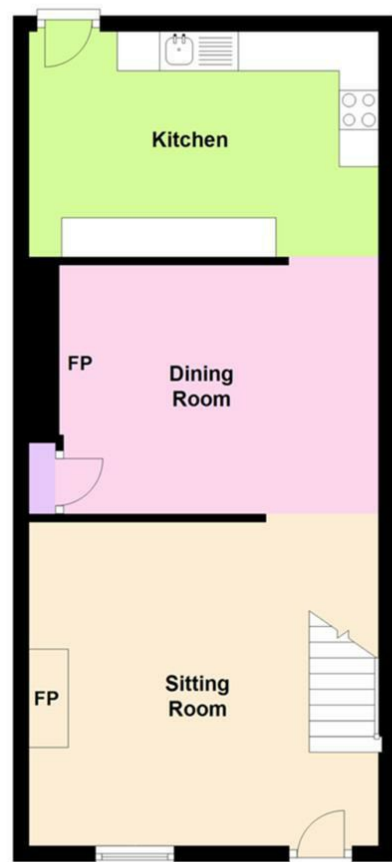
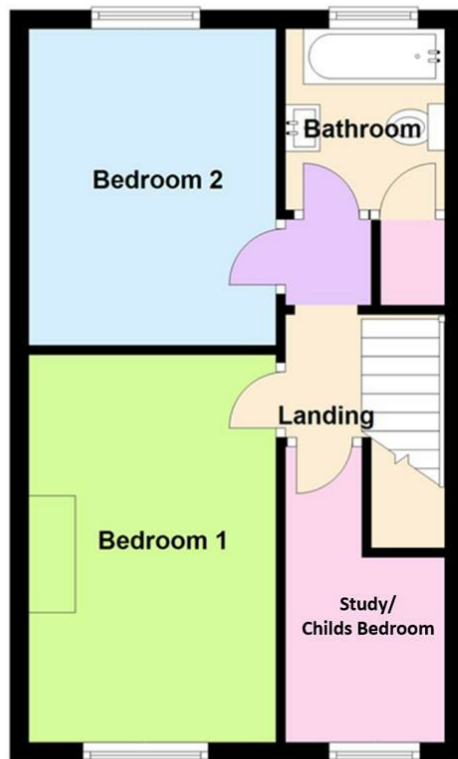


Ground Floor



First Floor



Floorplans are not to scale and should not be relied upon for measurements etc.  
Plan produced using PlanUp.

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/OK/LG/OK

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

TELEPHONE: 01239 615915

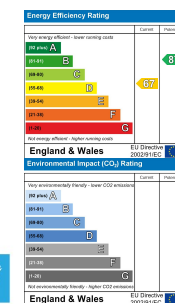


## 1 Smyth Street, Fishguard, Pembrokeshire, SA65 9LG

- End of Terrace Property
- 2/3 Bedrooms
- Lounge with Multifuel Burner
- Gas Heating
- Enclosed Rear Courtyard
- Near Town Centre
- Ideal First Time Buy/Investment
- Dining Room
- Double Glazed
- EPC Rating: D

Offers In The Region Of £145,000

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*The Agent that goes the Extra Mile*







\*\*\* NO CHAIN - NEAR TOWN CENTRE - IDEAL FIRST HOME/INVESTMENT \*\*\*

This semi-detached cottage is conveniently located near Fishguard town centre on the scenic North Pembrokeshire coastline. This two/three bedroom accommodation makes it ideal for a first time buyer or an investment opportunity.

The property benefits from uPVC double glazing and gas heating (a new boiler was installed in December 2024). You enter the property into a cosy living room with a wood burner, this leads through to the dining room with a storage cupboard and feature fireplace. From the dining room there is an opening into the kitchen, allowing natural light into the property. The kitchen has been fitted with a range of units and has a built-in gas hob, electric oven and a dishwasher. On the first floor are two double bedrooms, a bathroom, versatile child's bedroom or study/home office. Externally there is an enclosed low maintenance courtyard complete with a useful storage shed and WC.

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.



#### Sitting Room

14'7 x 13'6 (4.45m x 4.11m)

#### Dining Room

10'5 x 14'5 (3.18m x 4.39m)

#### Kitchen

9'9 x 15'5 (2.97m x 4.70m)

#### Bedroom One

8'10 x 13'8 (2.69m x 4.17m)

#### Bedroom Two

8'11 x 10'10 (2.72m x 3.30m)

#### Childs room/Office

10'6 x 5'6 (3.20m x 1.68m)

#### Bathroom

7'2 x 5'6 (2.18m x 1.68m)

#### DIRECTIONS

From our Fishguard office, cross the main square, take first turning right into Hamilton Street, then first left into Park Street. Follow road, turn left into Kensington Street, then right into Smyth Street, follow for a short distance, and the property will be found on your left hand side as indicated by our for sale board. What three words - ///loser.warriors.valuables



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