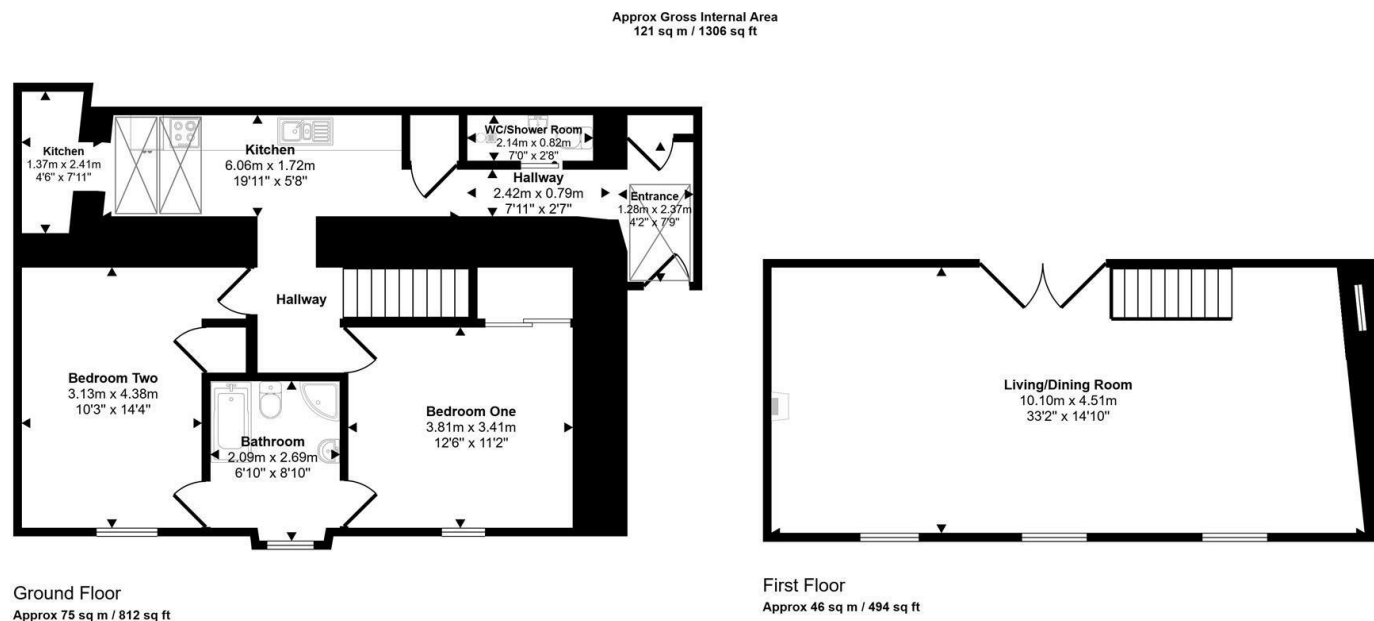




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



1 Newport Road, Lower Town, Fishguard, SA65 9ND

- Character Cottage
- Short Walk to the Sea
- Beautifully Presented
- Bathroom & Shower Room
- Electric Heating
- Grade II Listed
- Sympathetically Restored
- Two Double Bedrooms
- Terraced Garden with Seating Areas
- EPC - Exempt

Offers In The Region Of £310,000



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

The Agent that goes the Extra Mile



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/08/25/OK/AMS

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

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A beautifully restored grade II listed, character home in the heart of Lower Town, just a short walk from the coast. This charming property has been thoughtfully renovated by the current owners, seamlessly blending modern comfort with original features. Inside, you'll find double bedrooms and an inviting open-plan living and dining area—perfect for relaxing or entertaining. From the top of the garden, there are lovely sea views.

The property is entered via a hallway, offering practical space for coats and shoes, along with a useful airing cupboard and a modern ground-floor wet room with WC. The kitchen is bright, flooded with natural light from overhead skylights. It features matching fitted wall and base units, integrated appliances including an oven, dishwasher, and electric hob.

An inner hallway, with enough space to accommodate a desk or small study area, leads to two double bedrooms. Both rooms with charming wooden ceiling beams and built-in wardrobe/cupboard. Between the bedrooms sits the stylish main bathroom, complete with patterned tiled flooring, WC, wash basin, a freestanding bath, and a walk-in shower.

Upstairs, a staircase leads to a wonderful open-plan living and dining area. This space boasts exposed A-frame wooden beams and double doors that open out to the external seating area.

To the side of the property, there is a small patio area, complete with a useful wooden storage shed. The rear garden can be accessed either via steps to the side of the property or directly from the living room. Thoughtfully terraced, the garden offers multiple seating areas, perfect for enjoying the surroundings or entertaining guests. Elevated spots within the garden provide glimpses of the sea, adding to the property's coastal appeal.

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. and you will see the property in front of you. We would recommend parking in the car park and walking over to the property. What three words - //resurgent.dinner.mostly



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