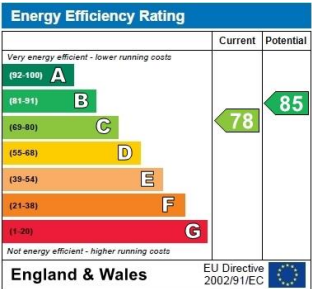




3 Wallis Court, Fishguard SA65 9HR

Asking price £245,000

4 Bed, 2 Bath, House
Beautifully Presented
DG ad GFCH
Parking and Gardens
Lovely Family Home
EPC Rating C/78



John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

WK/DT/68254/061020

DESCRIPTION

A beautifully presented (end terrace of three) house which offers spacious well laid out accommodation over three floors and is located conveniently for the shops and other local amenities.. The property was built in 2009 by a local builder to a high standard and has gas fired central heating, a fabulous wood burner in the lounge and enjoys sea views across Fishguard Bay from the 1st floor. It is set down a private driveway and has parking to the front and a patio and garden to the rear. This is a lovely property in a great location which should be viewed to appreciate what it has to offer..

HALL

Double glazed front entrance door, radiator, oak style laminate flooring, staircase to first floor, understairs storage cupboard, shoe cupboard, radiator, doors to:

CLOAKROOM

WC, wash hand basin, radiator, vinyl flooring.

LOUNGE

22'9 x 13' (6.93m x 3.96m)
Carpet, radiator, 2 double glazed windows to front, log burning stove, TV and telephone point, double glazed windows to rear, double doors leading to:

BREAKFAST KITCHEN

15'7 x 14' (4.75m x 4.27m)
A range of wall and base units with worktops over, plumbing for dishwasher, plumbing for washing machine, 4 ring gas hob with extractor over, electric

oven, tiled floor, single drainer stainless steel sink with mixer tap, double glazed window to rear, double glazed external door to side, ceiling downlighters, tiled floor.

FIRST FLOOR LANDING

Airing cupboard with radiator and shelving, staircase to second floor, carpet, door to:

BEDROOM 1

15'7 x 14'1 (4.75m x 4.29m)

Access to loft where the gas boiler is sited. Double glazed window with sea views, further double glazed window, TV and telephone points, radiator, door to:

ENSUITE SHOWER ROOM

Suite comprising of shower with mains shower over, WC, wash hand basin, tiled floor, tiled walls, extractor, chrome radiator towel rail.

FAMILY BATHROOM

9'6 x 7'10 (2.90m x 2.39m)
Suite comprising of bath, WC, wash hand basin, shower cubicle with mains shower over, tiled walls, tiled floor, extractor, double glazed window, radiator.

BEDROOM 2

14'5 x 12'1 (4.39m x 3.68m)

Carpet, 2 double glazed windows to front, radiator, TV point.

BEDROOM 3

7'6 x 6'7 (2.29m x 2.01m)
Carpet, radiator, double glazed window, TV point.

SECOND FLOOR LANDING

Velux window, under eaves storage cupboard, door to:

BEDROOM 4

15'6 x 11'8 L shape (4.72m x 3.56m Lshape)
Carpet, Velux window, TV point, radiator.

EXTERNALLY

A private driveway leads to the properties. To the front is paved parking area for 2 cars. Gated access at the side leads to the rear garden and patio area., a **GARDEN SHED**, an outside tap and outside lights.

SERVICES

We are advised mains gas, electricity, water and drainage are connected.

VIEWING

By appointment with the selling Agents on 01348 873070 or e-mail fishguard@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Fishguard Square, go along Main Street and take the turning right into Hamilton Street. Proceed up Wallis Hill and on reaching the top bear left. Continue along and you will find a turning to the left into Wallis Court. No 3 is on the far right.