

39 West Street, Fishguard, Pembrokeshire, SA65 9AD

**Price Guide £149,950**

\*A Deceptively spacious Terraced 3 storey Listed Grade II Residence.

\*Comfortable 2 Reception, Kitchen, 3 Bedrooms, Store Room and Wet Room accommodation.

\*Gas Central Heating, uPVC Double Glazing, a Box Room and Boarded Undereaves Storage Areas.

\*Sizeable enclosed Paved Patio together with a Flower and Shrub Border.

\*Stone built Store Shed and an Outside WC.

\*Ideally suited for First Time Buyers, Family, Letting or Investment purposes.

\*Early inspection strongly advised. Realistic Price Guide.



## Situation

Fishguard is a popular Market Town which stands on the North Pembrokeshire Coastline some 15 miles or so North of the County and Market Town of Haverfordwest.

Fishguard has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a good Bakery, Art Galleries, a Cinema/Theatre, Supermarket and a Leisure Centre.

The twin town of Goodwick is a mile or so distant and Fishguard Harbour being close by provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The Pembrokeshire Coastline at The Parrog is within three quarters of a mile or so of the Property and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm yr Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, The County Council Offices and The County Hospital at Withybus.

There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

West Street is a mixed Residential/Commercial area and is the main thoroughfare which links Fishguard with Goodwick.

## Directions

From the offices of Messrs JJ Morris at 21 West Street turn left and proceed in the direction of Goodwick for 100 yards or so and 39 West Street is situated on the left hand side of the road. A 'For Sale' board is erected on site.

## Description

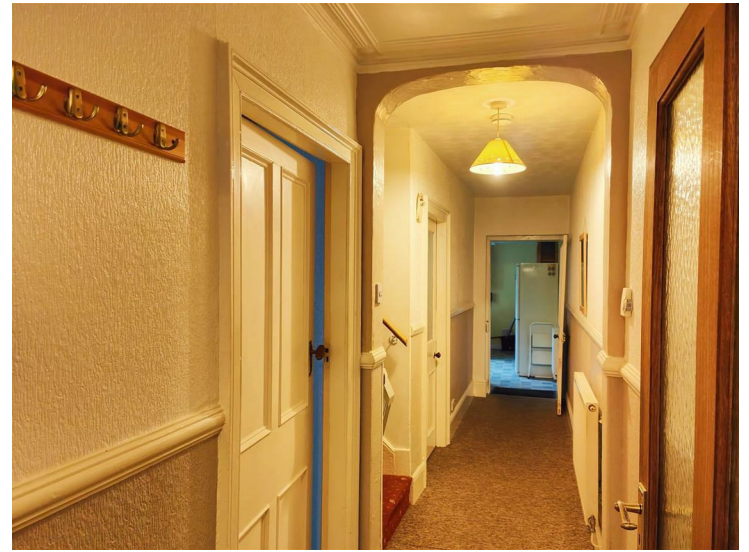
39 West Street comprises a Terraced 3 storey Dwelling House of solid stone construction with rendered and pebble dashed front elevation and rendered rear elevations under a pitched composition slate roof. Accommodation is as follows:-

## Hardwood Entrance Door to:-

## Porch

With fitted carpet, electricity meter and consumer unit, dado rail, ceiling light and a half glazed hardwood door to:-

## Hall



21'2" x 3'8" (6.45m x 1.12m )

With fitted carpet, staircase to First Floor, 2 power points, radiator, dado rail, half glazed door to Kitchen and doors to Living/Dining Room and:-

## Sitting Room



13'8" x 12'0" maximum (4.17m x 3.66m maximum )

With fitted carpet, tiled open fireplace, 2 alcoves with built in cupboards below (one of which houses the Gas Meter), uPVC double glazed window, double panelled radiator, TV point, 4 power points and an opening to:-

## Living/Dining Room



14'0" x 13'9" (4.27m x 4.19m )  
( 'L' shaped maximum) With fitted carpet, brick open fireplace, understairs storage area, uPVC double glazed window, double panelled radiator, ceiling light, telephone point, 6 power points and door to Hall.

## Kitchen



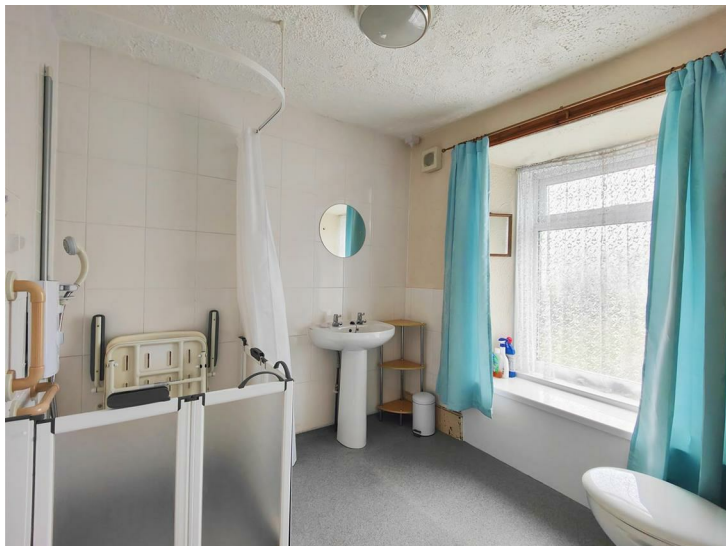
13'7" x 7'5" (4.14m x 2.26m )  
With vinyl floor covering, uPVC double glazed door to rear Garden, 2 uPVC double glazed windows (one with roller blind), range of floor and wall cupboards, inset single drainer stainless steel sink unit with hot and cold, gas cooker point, strip light, part tile surround, double panelled radiator and a Glow Worm wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

## First Floor

### Landing

With fitted carpet, staircase to Second Floor, understairs Airing Cupboard with radiator and shelves, ceiling light, smoke detector (not tested), radiator and doors to Bedrooms and:-

## Wet Room



7'6" x 7'6" (2.29m x 2.29m )  
With non slip vinyl floor covering, white suite of Wash Hand Basin and WC, Mira Sport electric shower, shower curtain and rail, part tile surround, pine wall cupboard, wall mirror, uPVC double glazed window, ceiling light, extractor fan, radiator and towel rail.

## Bedroom 1 (Front)



17'9" x 12'0" maximum (5.41m x 3.66m maximum)  
With fitted carpet, 2 uPVC double glazed windows, attractive cornice, ceiling light, TV point, telephone point and 6 power points.



## Bedroom 2



15'4" x 9'4" (4.67m x 2.84m )  
( 'L' shaped maximum ) With fitted carpet, uPVC double glazed window, picture rail, ceiling light, telephone point and 4 power points.

## Second Floor

### Landing



6'5" x 5'10" (1.96m x 1.78m )  
With fitted carpet, ceiling light, smoke detector (not tested) and doors to Store Room, Box Room and:-

## Bedroom 3



17'4" x 9'2" maximum (5.28m x 2.79m maximum )  
With fitted carpet, open beam ceiling, single glazed gable window, ceiling light and 6 power points.

### Store Room

8'9" x 8'9" (2.67m x 2.67m )  
With fitted carpet, sloping ceiling, ceiling light and 2 power points.

### Box Room

8'8" x 8'2" (2.64m x 2.49m )  
With low level entrance door, carpeted floor, sloping ceiling, ceiling light and an opening to a Boarded Storage Loft.

## Externally



To the rear of the Property is a concrete path which gives access to a good sized raised Paved Patio. There is also a flower and shrub bed together with Outbuildings including a:-

## Store Shed



Of stone construction with a corrugated cement fibre roof.  
There is also an:-

## Outside WC

Outside Electric Light and an Outside Water Tap.  
Rear Pedestrian Access.

A Plan of the Property to the Scale of 1/2500 is attached  
with the boundaries of the 39 West Street, coloured red.

## Services

Mains Water, Electricity, Gas and Drainage are connected.  
Gas Central Heating. uPVC Double Glazing (with the  
exception of one window). Telephone, subject to British  
Telecom Regulations.

## Tenure

Freehold with Vacant Possession upon Completion.

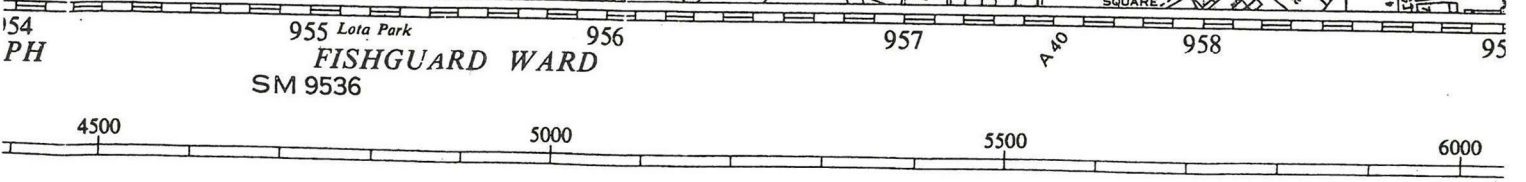
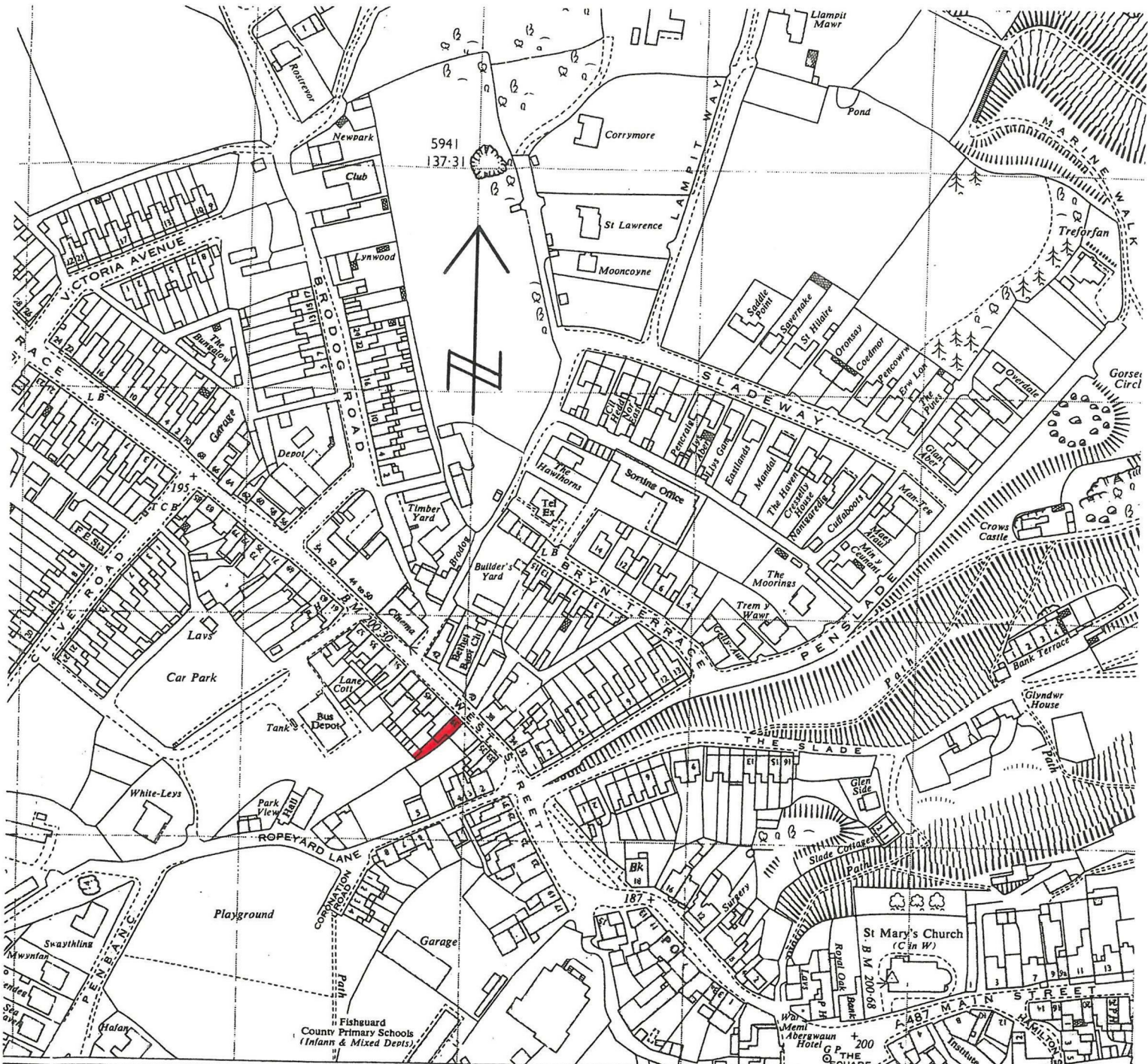
## Listed Building

39 West Street is a Listed Grade II Building.

## Remarks

39 West Street is a deceptively spacious Terraced 3 storey  
Dwelling House which stands in a convenient location in  
this popular Market Town and being ideally suited for First  
Time Buyers, Family, Letting or for Investment purposes.  
The Property benefits from uPVC Double Glazing and Gas  
fired Central Heating, although it is now in need of  
modernisation and updating. In addition, it has a sizeable  
rear Patio Garden with Flower/Shrub Bed together with a  
Store Shed and an Outside WC. It is offered 'For Sale' with  
a realistic Price Guide and early inspection is strongly  
advised.





39 West Street,  
Fishguard, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only.

...BH	Guide Post	.....G	Sundial	.....SD
...BM	Letter Box	.....L	Tank or Track	.....Tk
...BP	Level Crossing	.....L	Telephone Call Box	.....TCB
...BS	Mile, or Mooring Post	.....M	Traverse Station	.....ts
Cn, C	Mile Stone	.....MS	Water Point	.....Wr Pt
...CT	Pillar, Pole, Post or Pylon	.....P	Water Tap	.....Wr T
...DFn	Police Call Box	.....PCB	Weighbridge	.....WB
...EIP	Police Telephone Pillar	.....PTP	Well	.....W
...FAP	Post Office	.....PO	Wind Pump	.....Wd Pp
...FS	Public House	.....PH		
...FB	Pump	.....Pp		
...FF	Revision Point	.....rp		
...I	Signal Box	.....SB		
...m Tides	High or Low Water Mark of Ordinary Spring Tides	.....H or LWMMT		

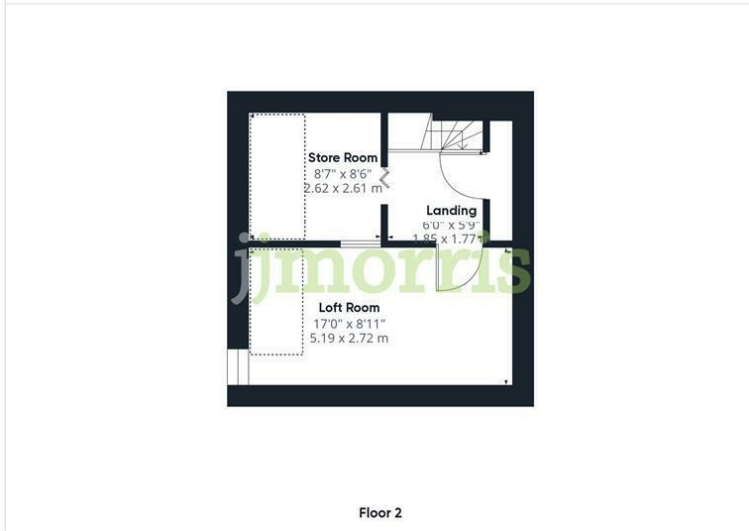
PARCEL NUMBERS AND AC  
creage of each parcel of land is shown with  
a parcel to specify the number(s) of the pla

IN PARCELS DIVIDED BY THE SHE  
ACREAGES ARE SHOWN TO SHEET

PLAN SM 94



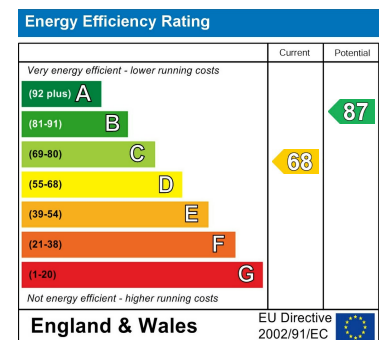
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Council Tax Band - C

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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