

2 Heol Emrys, Penyraber, Fishguard, Pembrokeshire, SA65 9EE

Price Guide £215,000

- * An attractive, Detached single storey Bungalow Residence requiring some modernisation and updating.
- * Comfortable, 2 Reception, Kitchen, Conservatory/Utility, Bathroom and 2 Bedroom Accommodation.
 - * Gas Central Heating, uPVC Double Glazing and Loft Insulation.
- * Sizeable Lean to Garage 18'2" x 8'10" together with Off Road Vehicle Parking Space.
- * Good sized established Gardens with Lawned Areas, Flowering Shrubs, Conifers and Yuccas/Palm Trees.
 - * Ideally suited for a Couple, Young Family, Retirement or for 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 Post Office, Library, Art Galleries, a Cinema/Theatre, Repair Garages, a Petrol Filling Station/Store, Supermarkets 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 Post Office, Repair Garages, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

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 Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Heol Emrys is a popular Residential Area which forms part of Pen-yr-Aber, Fishguard. Pen-yr-Aber is a medium sized residential estate which stands on the headland overlooking Fishguard Harbour and the Bay.

2 Heol Emrys is situated within half a mile or so of Fishguard Town Shopping Centre and Market Square.

Directions

From the Offices of Messrs J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for 200 yards or so and take the fourth turning on the right (adjacent to the CK's Store) into Brodog Terrace. Continue of this road for 60 yards or so and follow the road to the left and proceed on this road for a further 200 yards or so and take the second turning on the right into Heol Emrys.

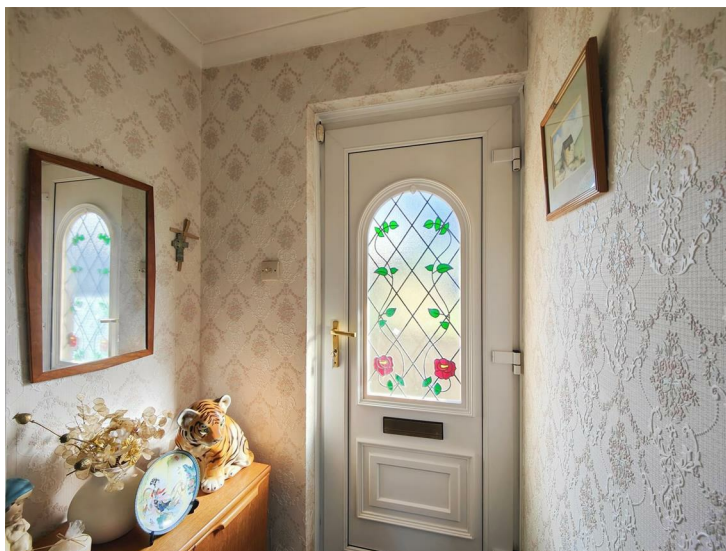
Continue on this road for a 200 yards or so and 2 Heol Emrys is situated on the left hand side of the road.

Description

2 Heol Emrys comprises a Detached single storey Bungalow Residence of cavity concrete block and brick construction with part brick faced elevations and mainly rendered and pebble dashed elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door

Porch



4'8" x 3'9" (1.42m x 1.14m)

with fitted carpet, coved ceiling and a glazed door to:-

Hall



12'4" x 10'9" (3.76m x 3.28m)

('T' shaped max) with fitted carpet, coved ceiling, double panelled radiator, 1 power point, ceiling light, access to an Insulated Loft, Airing Cupboard with shelves housing a pre legged copper hot water cylinder, Honeywell central heating thermostat control, Honeywell time switch and doors to Bedrooms, Bathroom, Kitchen, Dining Room and:-

Sitting Room



12'10" x 12'6" (3.91m x 3.81m)
with fitted carpet, uPVC double glazed window, Baxi Bermuda coal effect Gas Fire (heating domestic hot water and firing central heating) with an attractive wooden surround and shelves either side, radiator, TV point, ceiling light and 3 wall lights, coved ceiling and 2 power points.

Dining/Garden Room



12'10" x 10'1" (3.91m x 3.07m)
with fitted carpet, radiator, coved ceiling, ceiling light, TV point, 2 power points and an Aluminium double glazed patio door to rear Paved Patio and affording views over the Garden towards Fishguard Harbour.

Kitchen



9'8" x 8'1" (2.95m x 2.46m)
with vinyl floor covering, range of fitted floor and wall cupboards, single drainer stainless steel sink unit with hot and cold, single glazed window to Conservatory, Creda freestanding 4 ring electric cooker, Whirlpool refrigerator, part tile surround, cooker box, 5 power points, strip light and a glazed door to:-

Conservatory



8'6" x 7'5" (2.59m x 2.26m)
with ceramic tile floor, uPVC double glazed windows and door to rear Garden. plumbing for automatic washing machine, wall light and 2 power points.

Bedroom 1 (front)



11'5" x 11'3" (3.48m x 3.43m)

with fitted carpet, coved ceiling, ceiling light, pull switch, wall light, radiator, 1 power point and a uPVC double glazed window.

Bedroom 2 (rear)



10'0" x 9'11" (3.05m x 3.02m)

with fitted carpet, radiator, cove ceiling, ceiling light, uPVC double glazed window overlooking rear garden and 1 power point.

Bathroom

7'5" x 5'0" (2.26m x 1.52m)

with vinyl floor covering, uPVC double glazed window, ceiling light, white suite of pine panelled Bath with Shower attachment, Wash Hand Basin and WC, mainly half tiled walls, toilet roll holder, 2 mirror fronted bathroom cabinets, Dimplex wall mounted electric fan heater, Dimplex electrically heated towel rail and a shaver light/point.

Externally

A sloping concreted drive leads into the Property and allows Off Road Vehicle Parking and gives access to a:-

Lean-to Garage

18'2" x 8'10" (5.54m x 2.69m)

of concrete block construction with rendered and pebble dashed elevations under a corrugated cement fibre roof. It has a metal up and over door, uPVC double glazed window, pedestrian door, ceiling light, 2 power points, a gas meter and an electricity meter and fuse box.

Directly to the fore of the property is a Lawned Garden with Flowering Shrubs. There is a concrete path surround to the Property and to the rear is a small Paved Patio with steps leading down to a good sized Private enclosed Lawned Garden with Flowering Shrubs, Conifers, Palm Trees, Magnolias, Camellias, etc.. etc..

3 Outside Electric Lights (2 sensor lights) and an Outside Water Tap.

Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

2 Heol Emrys is a comfortable, Detached single storey Bungalow Residence which stands in a popular residential area within half a mile or so of Fishguard Town Shopping Centre and Market Square. The Property benefits from Gas fired Central Heating, uPVC Double Glazing and Loft Insulation, although it is now in need of some modernisation and updating. In addition, it has Off Road Vehicle Parking as well as a sizeable Lean to Garage and good sized established front and rear gardens with Lawned areas, Flowering Shrubs, Palms/Yuccas and a Conifer Tree. It is offered 'For Sale' with realistic Price Guide and early inspection is strongly advised.



2 Heol Emrys,
Penyraber, Fishguard, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only.

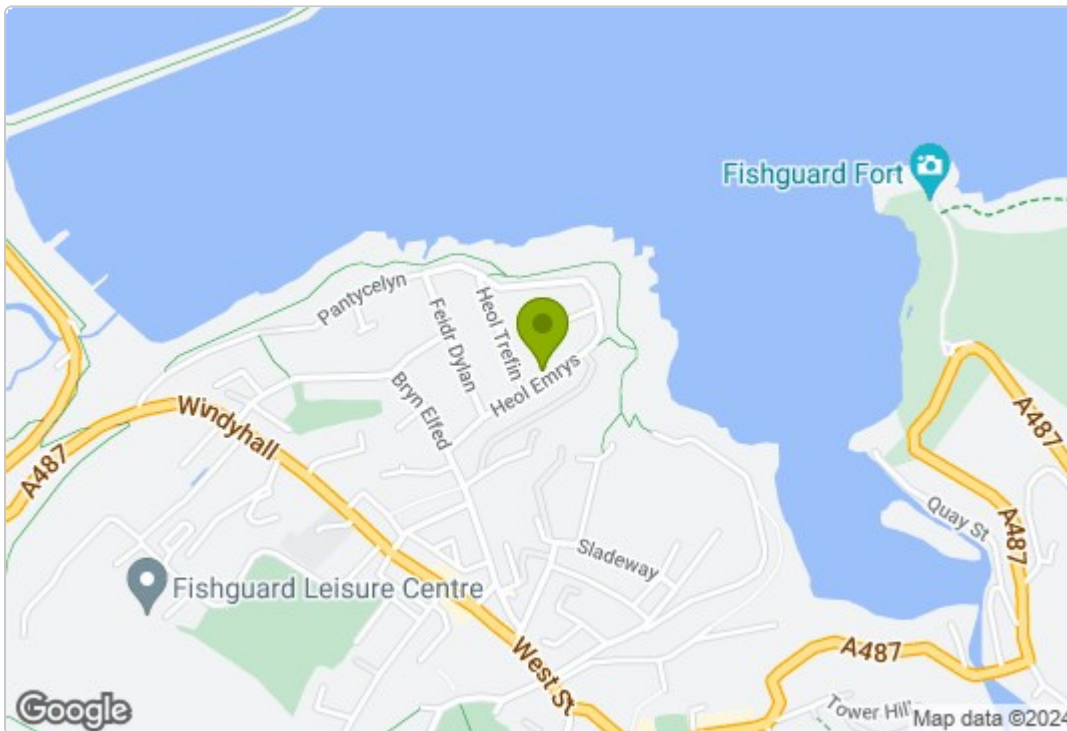
Floor Plan

Floor Plan



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - D

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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