



Llwynon 16 Vergam Terrace, Fishguard, Pembrokeshire, SA65 9DD

Price Guide £299,950

*An exceptional 3 storey Terraced Town House.

*Spacious, well appointed 2/3 Reception, 2 Bathroom and 5/6 Bedrooms accommodation.

*Wall and Rail Forecourt and a rear Timber Decked Patio together with a Block Pavior hardstanding allowing for Off Road Vehicle Parking Space for 2 Vehicles.

*Gas fired Central Heating, uPVC Double Glazing and Loft Insulation.

*Excellent Family home with potential for excellent Guest House/B&B potential.

*Inspection essential to appreciate full extent of accommodation and indeed its character features.

Situation

Llwynon, 16 Vergam Terrace is situated within 550 yards or so of Fishguard Town Shopping Centre and Market Square.

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, Library, a Post Office, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, 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 by road of the Property and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm yr Eglwys, Aberfforest, Aber Rhigian, Cwm, Parrog Newport, 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, a Post Office, Repair Garages, a Further Education College, Petrol Filling Stations, 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.

Directions

From the offices of Messrs J. J. Morris at 21 West Street turn left and proceed in the direction of Goodwick. Continue on this road for some 400 yards or so passing the turning on the left into Clive Road and some 50 yards or so further on, Llwynon is situated on the right hand side of the road. A "For Sale" Board is erected on site.

Description

Llwynon comprises a Terraced 3 storey Residence of solid stone and brick construction with rendered and coloured elevations under a pitched natural slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Porch

With mosaic tiled floor, dado rail, electricity meter and consumer unit and a half glazed pine door to:-

Hall



22'0" x 6'0" (6.71m x 1.83m)

With quarry tile floor, attractive cornice, dado rail, 2 ceiling lights, smoke detector (not tested), radiator, 2 power points, staircase of first floor, an understairs cloaks cupboard and pine doors to Kitchen/Dining Room and:-

Sitting Room



15'9" x 13'0" (4.80m x 3.96m)

(maximum measurement to include bay). With an engineered Oak floor, cast iron and tile open fireplace with Pine surround on a slate hearth, attractive cornice, uPVC double glazed bay window, ceiling rose, 3 ceiling light and 2 wall uplighters (all on dimmer), double panelled radiator, picture rail, 2 telephone points, TV point, wiring for Sky TV and 8 power points.

Kitchen/Dining Room



25'0" x 17'9" (7.62m x 5.41m)

('L' shaped maximum). With quarry tile floor, range of light oak floor and wall cupboards, plumbing for dishwasher, uPVC double glazed French doors to exterior, uPVC double glazed window, part tiled surround, inset one and a half bowl stainless steel sink unit with mixer tap, telephone point, concealed worktop lighting, cooker box, Cooker Hood (externally vented), Flavel Aspen freestanding Cooker Range with 2 Ovens, Grill and an 8 ring gas Cooker Hob, feature cast iron and tile fireplace, 2 double panelled radiators, 2 Velux windows, 2 wall uplighters, 8 downlighters, 2 oak wall shelves, telephone point, TV point, 17 power points, half glazed door to Utility Room and archway to:-

Television/Living Room



13'0" x 11'6" maximum (3.96m x 3.51m maximum)

With an engineered Oak floor, picture rail, double panelled radiator, 2 TV points, multifuel stove on a slate hearth, ceiling rose, ceiling light and 6 power points.

Utility Room



10'1" x 6'5" (3.07m x 1.96m)

With quarry tile floor, plumbing for automatic washing machine, ceiling light, wall cupboards, tumble dryer vent, electricity consumer unit, 6 power points, chrome heated towel rail/radiator, Respatex clad walls (in the main) and a uPVC double glazed door to rear Patio Garden.

First Floor

Half Landing

With fitted carpet, dado rail and staircase to Main Landing and:-

Rear Landing

With fitted carpet, single panelled radiator, ceiling light, dado rail, smoke detector (not tested) and 2 power points.

Bathroom



11'9" x 7'2" (3.58m x 2.18m)

('L' shaped maximum) With exposed pine floorboards, white suite of Roll-Top Bath, WC, Wash Hand Basin and a tiled and glazed shower cubicle with a Mira Excel Thermostatic Shower, Airing Cupboard with a pressurised hot water cylinder and immersion heater and a Honeywell central heating timeswitch, half tiled walls, uPVC Double

Glazed window, ceiling light, extractor fan, vertical radiator and a downlighter/extractor fan over shower.

Bedroom 1



12'10" x 10'1" plus door recess 3'2" x 2'11" (3.91m x 3.07m plus door recess 0.97m x 0.89m)

With fitted carpet, ceiling light on dimmer, uPVC double glazed window, double and single panelled radiators, TV point, telephone point, access to insulated and boarded Loft with electric light via a wooden pull down ladder which houses a Worcester wall mounted Gas combination boiler (heating domestic hot water and firing central heating) and door to:-

En Suite Bathroom



7'1" x 5'7" (2.16m x 1.70m)

With white suite of panelled Bath, Wash Hand Basin and WC, Mira Sport electric shower over bath, glazed shower screen, pine floorboards, robe hook, mainly half tiled walls, uPVC double glazed window, glass shelf, wall mirror, single panelled radiator and an Alto extractor fan.

Main Landing

9'5" x 6'4" (2.87m x 1.93m)

('L shaped maximum) With fitted carpet, ceiling light, single panelled radiator, smoke detector (not tested), dado rail, 2power points and staircase to Second Floor.

Bedroom 2



16'6" x 11'6" (5.03m x 3.51m)

With fitted carpet, ceiling light, telephone point, TV point, uPVC double glazed bay window, ceiling light, double panelled radiator and 6 power points.

Bedroom 3 (Rear)



12'6" x 11'6" maximum (3.81m x 3.51m maximum)

With fitted carpet, ceiling light, uPVC double glazed window, TV point, double panelled radiator and 6 power points.

Bedroom 4



11'0" x 6'1" approx (3.35m x 1.85m approx)
With fitted carpet, ceiling light, upvc Double Glazed window, double panelled radiator and 4 power points.

A staircase from the Main Landing gives access to a:-

Half Landing

6'0" x 4'0" approx (1.83m x 1.22m approx)
With fitted carpet and stairs to:-

Second Floor

With Velux window, fitted carpet, downlighter and a fitted wardrobe with hanging rail, shelf and 2 power points.

Landing

6'0" x 5'6" (1.83m x 1.68m)
(T' shaped maximum)

Bedroom 5



17'9" x 11'11" (5.41m x 3.63m)
(approximate maximum measurement). With fitted carpet, sloping ceiling, exposed beam, 3 downlighters, Velux window, uPVC double glazed dormer window, TV point, telephone point, radiator and 6 power points.

Bedroom 6



11'5" x 7'8" (3.48m x 2.34m)
(approximate maximum measurement). With fitted carpet, 2 downlighters, TV point, uPVC double glazed dormer window (affording distant sea views and views to Dinas Mountain), sloping ceiling, radiator and 6 power points.

Externally

There is a wall and railed forecourt to the property with ornamental stone area and to the rear is a raised Timber Deck Patio together with a large Block Pavior Hardstanding/Patio area which allows for Of Road Parking for 2 Vehicles. In addition there is a Store/Garden Shed 10' x 4'6" (approx) with strip light and a Log Shed. Double wooden doors/gates give access from the rear service lane to the Garden and Parking area. 2 Outside Electric Lights and an Outside Water Tap.

Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. uPVC Double Glazing. Gas fired Central Heating. Loft Insulation. Telephone, subject to British Telecom Regulations. Wiring for Satellite TV. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

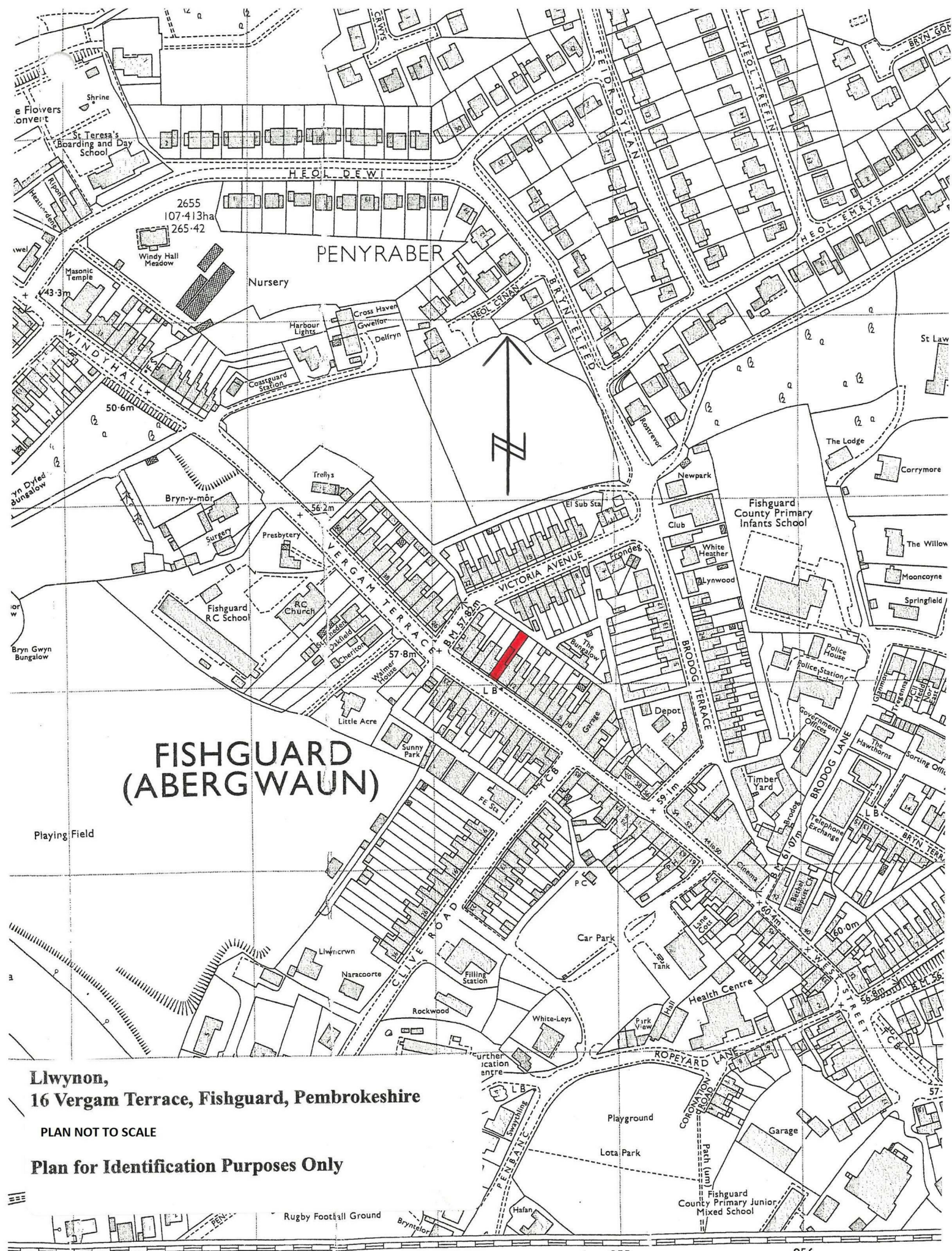
Rights of Ways

Vehicular and Pedestrian access rights of ways exist in favour of the Property over the rear service lane.

General Remarks

Llwynon is an exceptional 3 storey terraced Town House which has deceptively spacious accommodation and being ideally suited for Family or Guest House/B&B purposes. It is in excellent decorative order throughout and has the benefit of Gas fired Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has a wall and rail forecourt as well as a rear timber decked patio and a brick pavior hardstanding which allows for Off Road Parking for 2 Vehicles. In order to appreciate the qualities of the

Property and indeed the character and full extent of accommodation inspection is essential. Realistic Price Guide.



FISHGUARD (ABERGWAUN)

**Llwynon,
16 Vergam Terrace, Fishguard, Pembrokeshire**

PLAN NOT TO SCALE

Plan for Identification Purposes Only

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 - E

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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