



## La Ciota, Bryn Siriol, Fishguard, Pembrokeshire, SA65 9LL

**Price Guide £199,950**

- \* An attractive Detached single storey Bungalow Residence.
- \* Deceptively spacious 3 Reception, Kitchen/Breakfast, Utility, 3 Bedrooms, Bathroom and Separate WC accommodation.
- \* Gas Central Heating, uPVC Double Glazing and an Insulated and part Boarded Loft.
- \* Integral Garage with door to Utility Room and a Concrete Hardstanding allowing for Off Road Vehicle Parking Space.
- \* Good sized, easily maintained Gardens with a Slate Paved Patio to the fore with Flowering Shrubs and a rear Paved Patio and Lawned Garden with a Camellia Bush, Flowering Cherry Tree etc etc.
- \* Ideally suited for Family or Retirement purposes.
- \* The Property is in need of some modernisation and updating. Early inspection strongly advised. Realistically priced. EPC Rating C

## 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, a Petrol Filling Station/Store, Repair Garage, 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 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, Porthgain Traeth Llyfn, Abereiddy and Whitesands Bay.

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 Withybush.

There are good road links from Fishguard along the Main A40 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.

Brynsiriol is a small Residential Estate which is situated off Hottipass Street and is within 400 yards or so of Fishguard Town Shopping Centre and Market Square.

## DIRECTIONS

From the Offices of Messrs J. J. Morris at 21 West Street, turn right and bear left and proceed up to Market Square. Follow the road to the left in the direction of Newport and proceed along Main Street for 70 yards or so and take the first turning on the right into Hamilton Street. Continue on this road for a 100 yards or so and take the first turning on the left into Park Street. Proceed on this road for a further 100 yards and follow the road to the right into Hottipass Street and a 100 yards or so further on, take the first turning on the right into Brynsiriol. Proceed up the hill for 40 yards or so and La Ciota is situated on the right hand side of the road. A "For Sale" Board is erected on site.

## DESCRIPTION

La Ciota is a single storey Bungalow Residence of cavity concrete block and brick construction with part stone/slate faced elevations, part brick faced elevations and mainly rendered and coloured roughcast elevations under a pitched concrete tile roof. Accommodation is as follows:-

### uPVC Double Glazed Entrance Door to:-

#### Hall



6'6" x 6'0" (1.98m x 1.83m)

With fitted carpet, ceiling light, coved ceiling, coat hooks and Pine door to:-

#### Sitting Room



23'10" x 15'1" (7.26m x 4.60m)

(maximum) plus bay 8'0" x 2'8" (2.44m x 0.81m). With uPVC double glazed bay window, double and single panelled radiators, fitted carpet, TV point, telephone point, 10 power points, coved ceiling, ceiling light, central heating thermostat control, Mains Smoke Detector and an archway to:-

## Dining Room



15'2" x 10'0" (4.62m x 3.05m)

With fitted carpet, coved ceiling, ceiling light, radiator, 2 power points, Pine doors to Kitchen/Breakfast Room and Inner Hall and a glazed door to:-

## Conservatory



11'0" x 10'0" (3.35m x 3.05m)

Being uPVC double glazed with ceiling light/fan, double power point, vertical blinds and uPVC double glazed French Doors to rear Garden.

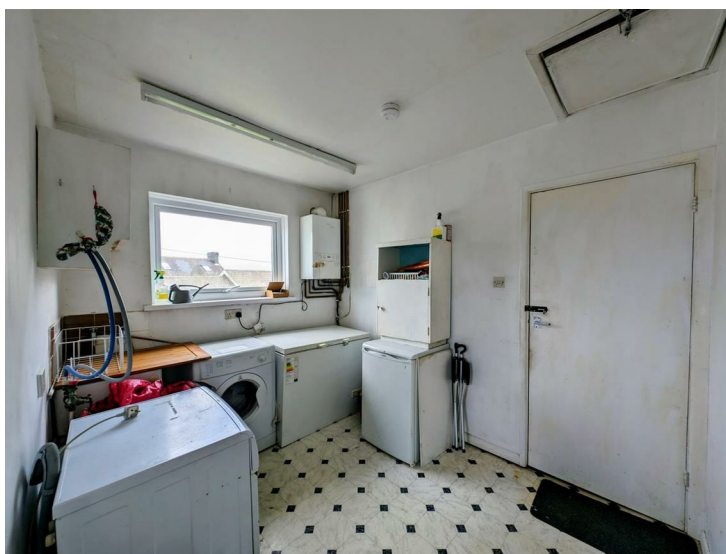
## Kitchen/Breakfast Room



15'2" x 14'10" (4.62m x 4.52m)

(maximum). With fitted carpet, mainly tiled walls, uPVC double glazed window, 2 strip lights, range of fitted floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, 4 ring Gas Cooker Hob, Hotpoint built in eye level Double Oven/Grill, built in Dishwasher, cooker box, 7 power points, Airing Cupboard with radiator and shelves, coved ceiling, radiator and Pine door to:-

## Utility Room



10'0" x 7'10" (3.05m x 2.39m)

With vinyl floor covering, Ideal wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), Belfast sink with hot and cold, part tiled surround, plumbing for automatic washing machine, 4 power points, uPVC double glazed window, smoke detector (not tested), access to an Insulated and part Boarded Loft via an aluminium Slingsby type ladder, door with steps leading down to an Integral Garage and door to:-

## Rear Hall

With vinyl floor covering, uPVC double glazed door to rear Garden and door to:-

### Separate WC

6'9" x 3'0" (2.06m x 0.91m)

With vinyl floor covering, uPVC double glazed window, WC and ceiling light.

### Inner Hall

12'3" x 3'3" (3.73m x 0.99m)

With vinyl floor covering, ceiling light, built in Cloaks Cupboard, 2 power points and doors to Bedrooms and:-

### Bathroom



11'7" x 8'7" (3.53m x 2.62m)

(maximum). With vinyl floor covering, suite of panelled Bath, Wash Hand Basin, Bidet and WC, fully tiled walls, radiator, ceiling light, glazed and tiled Quadrant Shower with a Triton Sambada electric shower, toilet roll holder, ceiling light, towel ring, uPVC double glazed window, wall mirror and a wall tidy/shelves.

### Bedroom 1



14'11" x 10'1" (4.55m x 3.07m)

With fitted carpet, uPVC double glazed window, coved ceiling, ceiling light, 3 power points and a built in wardrobe recess/closet.

### Bedroom 2



14'11" x 10'0" (4.55m x 3.05m)

With fitted carpet, uPVC double glazed window, radiator, coved ceiling, ceiling light, fitted range of wardrobes with dressing table and chest of drawers and 5 power points.

### Bedroom 3



11'6" x 11'0" (3.51m x 3.35m)

With a laminate wood floor, uPVC double glazed window with roller blind, radiator, coved ceiling, ceiling light, 3 power points and a built in wardrobe recess /closet with shelves.

Adjoining the Property and accessed over a concreted drive is an:-

### Integral Garage

19'0" x 10'0" (5.79m x 3.05m)

With a single glazed window, metal up and over door, electricity consumer unit, Gas meter, ceiling light and steps leading up to a doorway to the Utility Room.

### Externally

Directly to the fore of the Property is a Slate Paved Patio with Flowering Shrubs and a Hydrangea Bush. There is a

concrete path surround to the Property and to the rear is a Paved Patio together with a reasonable sized Lawned Garden with a Flowering Cherry Tree, a Camellia Bush and Flowering Shrubs . There is also an:-

### Aluminium Greenhouse

8'0" x 6'0" (2.44m x 1.83m)

and a:-

### Cellar Store Shed

11'2" x 9'10" (3.40m x 3.00m)

With a ceiling light and power point.

Outside Water Tap and 3 Outside Electric Lights.

The boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500.

### SERVICES

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

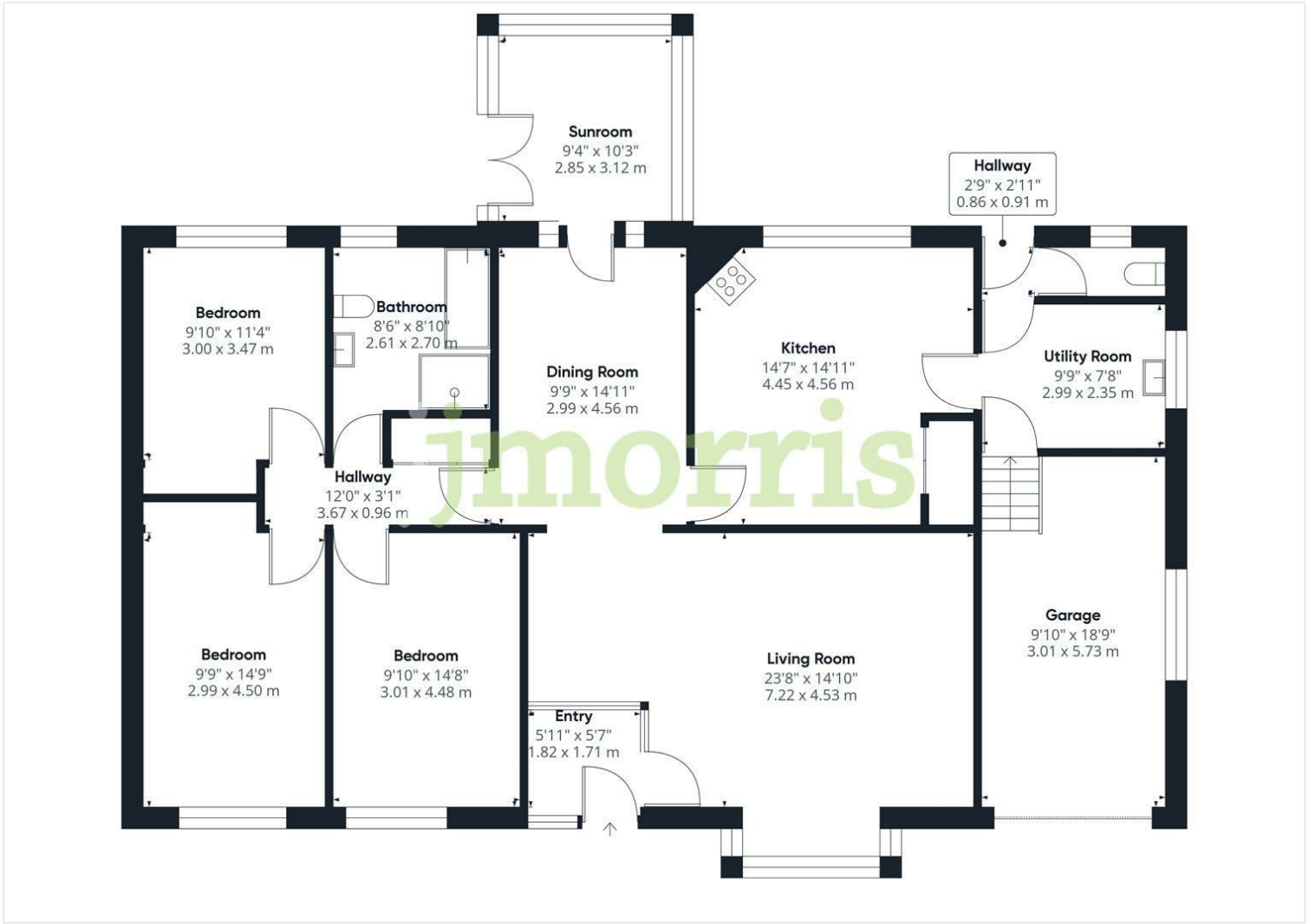
### TENURE

Freehold with Vacant Possession upon Completion.

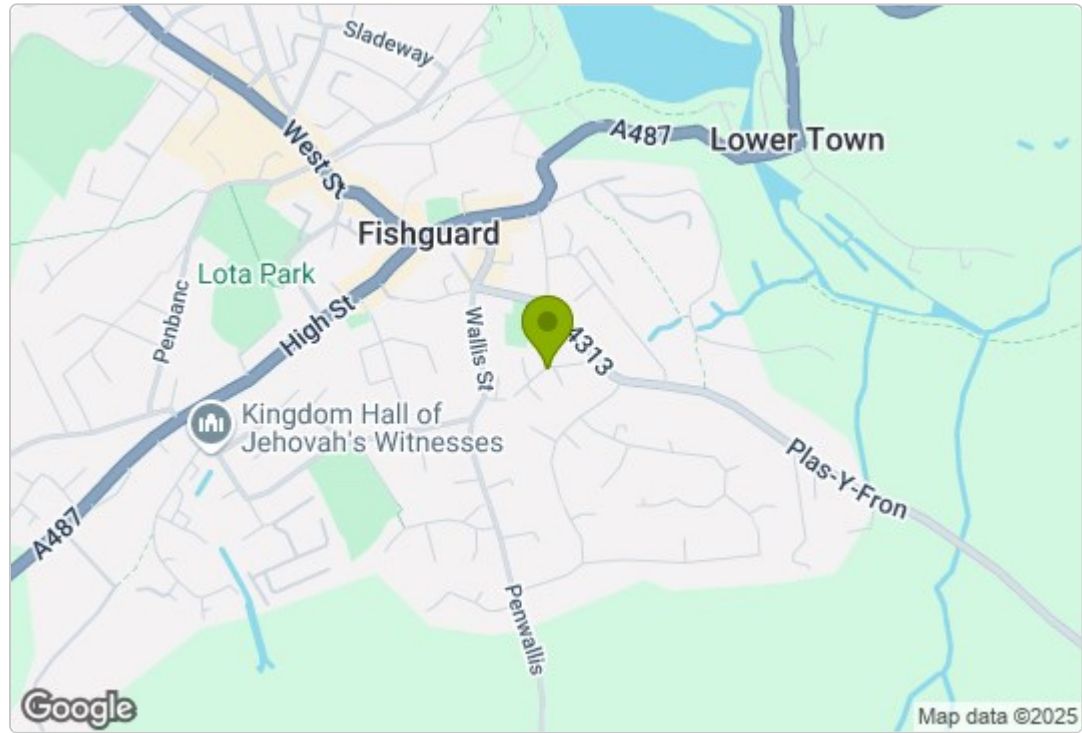
### REMARKS

La Ciota is a deceptively spacious, Detached single storey Bungalow Residence which stands in a popular Residential area within 400 yards or so of Fishguard Town Shopping Centre and Market Square. Although benefiting from Gas Central Heating, uPVC Double Glazing and a part Boarded and Insulated Loft, the Property is now in need of some modernisation and updating. In addition, it has an Integral Garage as well as Off Road Vehicle Parking together with sizeable, easily maintained Gardens with Slate Paved areas at the fore with Flowering Shrubs and a Lawned Garden with Paved Patio area to the rear. It is ideally suited for Family or Retirement purposes and is offered "For Sale" with a realistic Price Guide. Early inspection is strongly advised.

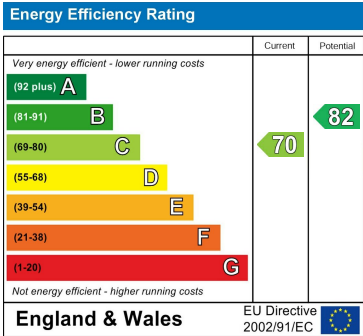
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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