



Green Cottage, Penwallis, Fishguard, Pembrokeshire, SA65 9HR

Price Guide £220,000

*An attractive double fronted Semi Detached Character Cottage residence.

*Well appointed 1 Reception, Kitchen/Breakfast, Shower Room and 1 Bedroom accommodation on the Ground Floor.

*First Floor Loft Room (utilised as a Bedroom) 24'0" x 12'0" with Velux window and a uPVC gable window.

*uPVC Double Glazed Windows and Doors, Electric Heating and Roof Insulation.

*Reasonable sized Front Garden together with a Patio/Hardstanding which allows for Off Road Vehicle Parking.

*Private Rear 'L' shaped Courtyard Garden with Flowering Shrubs.

*Ideally suited for a Couple, a Single Person, Retirement or for Investment purposes.

*Inspection essential to appreciate the character, location and qualities of the Property. Realistically Priced.

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, 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 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.

Green Cottage is situated in an elevated and popular Residential area known as Penwallis and is situated within 350 yards or so of Fishguard Town Shopping Centre and Market Square.

Directions

From the Offices of J.J. Morris at 21 West Street, turn right and proceed up to Market Square. Take the first turning on the left in the direction of Newport for 80 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 proceed straight on up the Wallis and at the top of the hill take the second turning on the left and Green Cottage is the first Property which stands inset off the road. A "For Sale" Board is erected at the roadside boundary.

Description

Green Cottage comprises a Semi Detached 2 storey

Cottage residence of predominantly solid stone construction with rendered and whitened elevations under a pitched composition slate roof. Adjoining the Property at the rear is a single storey extension of cavity concrete block construction with rendered and whitened elevations under a flat fibreglass roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:- Hall



8'9" x 3'8" (2.67m x 1.12m)

With quarry tile floor, electricity meter and consumer unit cupboard, coat hooks, ceiling light, smoke detector (not tested), Pine staircase to First Floor, ceiling light, understairs storage space and doors to Bedroom 1 and:-

Living Room



14'1" x 10'4" (4.29m x 3.15m)

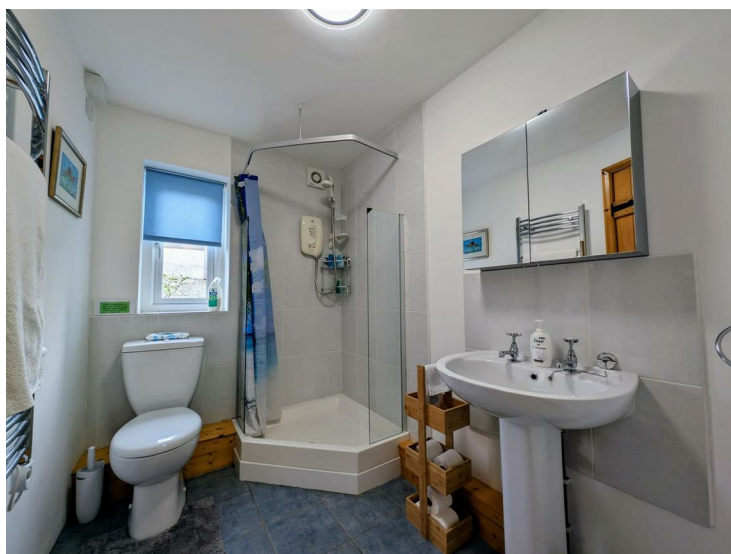
With quarry tile floor, fireplace housing a coal effect gas stove on a slate hearth, 2 wall lights, uPVC double glazed window, TV aerial cable, USB point, 6 power points, small understairs cupboard, electric radiator and door to:-

Kitchen/Breakfast Room



11'4" x 7'9" maximum (3.45m x 2.36m maximum)
With ceramic tile floor, uPVC double glazed window with roller blind, uPVC double glazed door to Rear Garden, single drainer stainless steel sink unit with mixer tap, range of floor and wall cupboards, 4 downlighters, mains smoke detector (not tested), cooker box, extractor fan, part tile surround, electricity consumer unit, plumbing for washing machine and dishwasher, Pine wall shelf, 6 power points, appliance points and a Pine door to:-

Shower Room



7'9" x 5'7" (2.36m x 1.70m)
With ceramic tile floor, white suite of WC, Wash Hand Basin and a glazed and tile Shower Cubicle with a Mira Sport electric shower, shower curtain and rail, uPVC double glazed window with roller blind, mirror fronted bathroom cabinet, towel ring, Manrose extractor fan, chrome electrically heated towel rail/radiator, toilet roll holder, towel ring and a ceiling light.

Bedroom 1



14'5" x 10'0" (4.39m x 3.05m)
With fitted carpet, electric radiator, open beam ceiling, uPVC double glazed window with roller blind, cast iron feature fireplace, 4 wall lights on dimmer, USB points and 5 power points.

A Pine staircase from the Hall gives access to a:-

Half Landing

3'8" x 2'10" (1.12m x 0.86m)

With Pine wall shelves and staircase to:-

First Floor

Bedroom 2/Workroom/Studio



24'0" x 12'0" (7.32m x 3.66m)
With a uPVC double glazed gable window, fitted carpet, sloping ceiling, 2 Velux windows with blinds, 2 ceiling lights, 2 electric radiators, 4 power points and a downlighter over stairwell.

Externally

Directly to the fore of the Property is a hardstanding area which leads to the Front Garden which has Flowering Shrubs, Fuchsias, a good sized Paved Patio and a Vehicle

Parking Space. There is also a Tool Shed (former Outside WC) and a Timber Garden Shed 15'0" x 6'0" approx. Outside Sensor Light.

To the rear of the Property is an enclosed 'L' shaped Patio Garden with a raised Flower and Shrub Border.

Services

Mains Water and Electricity are connected. Drainage to a Septic/Effluent Tank. uPVC Double Glazed Windows and Doors. Roof Insulation. Electric Heating. Telephone, subject to British Telecom Regulations.

Tenure

Freehold with Vacant Possession upon Completion.

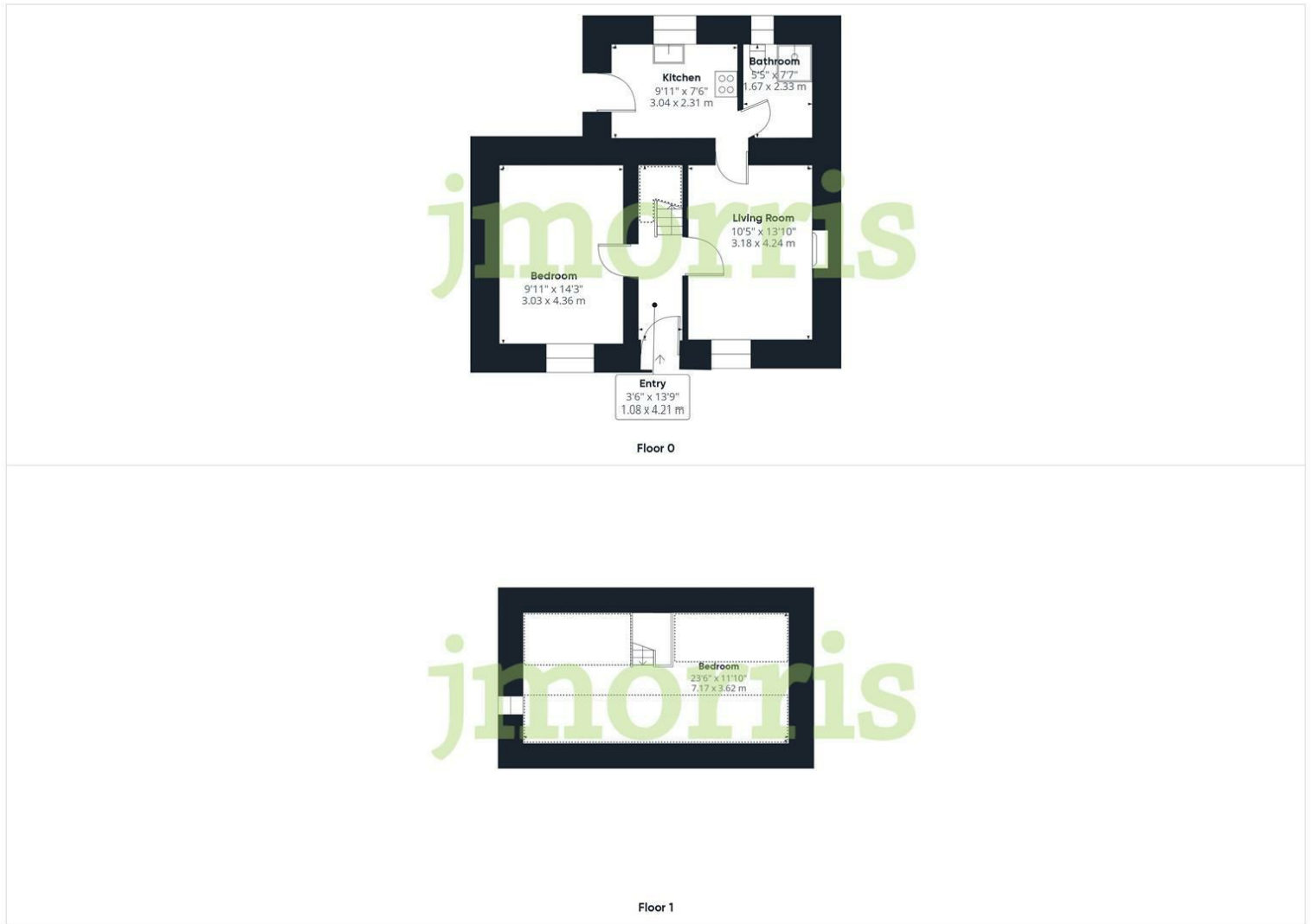
Rights of Ways

Vehicular and Pedestrian access Rights of Ways exist in favour of the adjoining Property to pass and repass over Land that is part of Green Cottage.

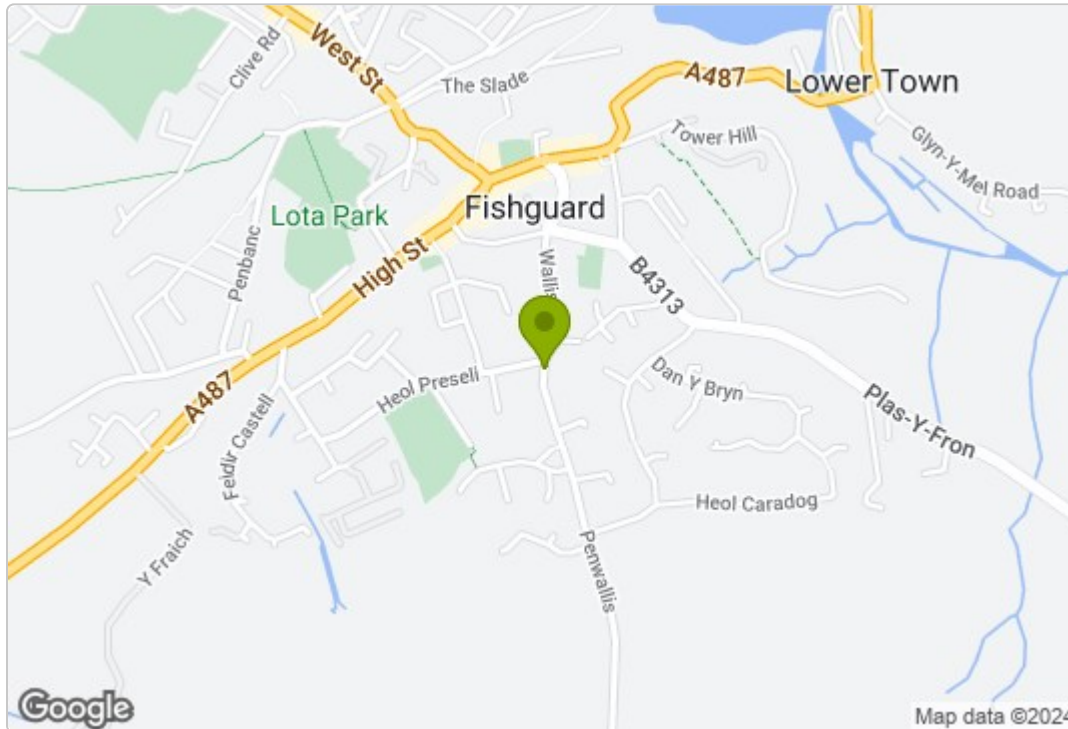
Remarks

Green Cottage is an attractive Semi Detached Character Cottage residence which stands in a convenient and private location in this popular Market Town and being ideally suited for a Single Person, a Couple, Retirement or for Investment purposes. The Property has many attractive character features including quarry tile floors, pine woodwork, natural stone walls, open beams etc etc and has the benefit of Electric Heating, uPVC Double Glazed Windows and Doors and Roof Insulation. In addition, it has a sizeable Front Garden with Flowering Shrubs and a Paved Patio together with Off Road Vehicle Parking as well as a Timber Garden Shed 15'0" x 6'0" and a Tool Shed (former Outside WC). There is also a Private 'L' shaped Courtyard Garden with Paved Patio and Flowering Shrubs. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

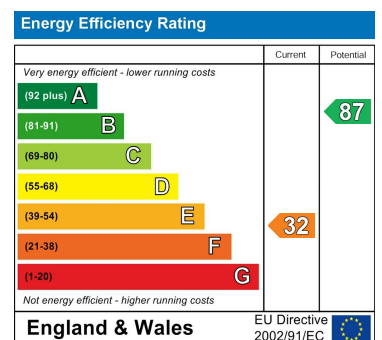
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - C

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