

58 High Street, Fishguard, Pembrokeshire, SA65 9AR

Price Guide £275,000

*A deceptively spacious Terraced 3 storey Town Residence.

*Character 3 Reception, Kitchen, Utility, 4 Bedroom and 2 Bathroom accommodation.

*Low Stone Wall Forecourt and rear Patio Garden with Block Pavior and Ornamental Stone/Chipping Patio Areas.

*Garden Store Shed and a small Tool/Store Shed and Off Road Parking for up to 2 Vehicles.

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

*Ideally suited for Family, Air BnB, Guest House, Investment or Letting purposes.

*Inspection essential. Realistic Price Guide. EPC TBC.

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, Take-Aways, Cafes, Art Galleries, a Post Office, Library, Petrol Filling Station/Store, Repair Garages, 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 Fishguard Town Centre 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.

There are good road links from Fishguard along the Main A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London. In addition, there are good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the United Kingdom.

High Street is a mixed Commercial/Residential area which runs in a south easterly direction from Market Square towards Haverfordwest.

58 High Street is situated within 250 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 towards Market Square. Upon reaching Market Square, follow the road around to the right into High Street. Continue on this road for 250 yards or so and 58 High Street is situated on the right hand side of the road.

Alternatively from Haverfordwest take the Main A40 road north for some 14 miles and on entering the town of Fishguard proceed past the turning on the right for Feidr Castell and a 100 yards or so further on, 58 High Street is situated on the left hand side of the road.

Description

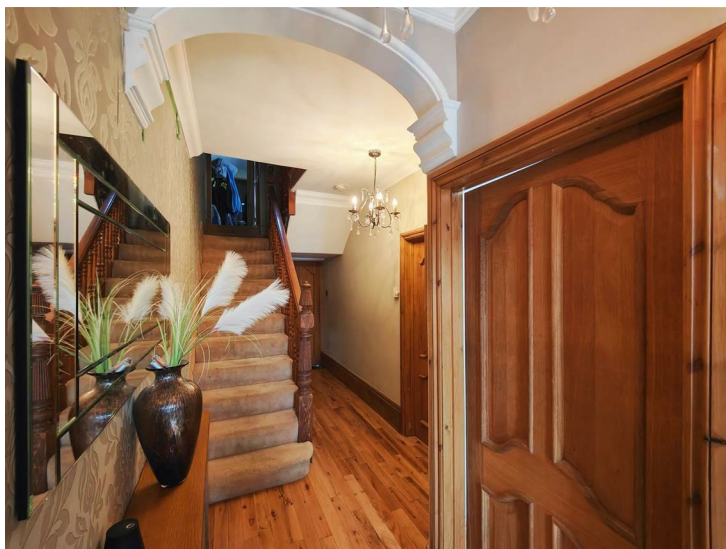
58 High Street comprises a Terraced 3 storey Town House of solid stone, brick and cavity concrete block construction with natural stone faced, coloured stone faced and rendered and coloured elevations under a pitched slate and composition slate roof. Accommodation is as follows:-

Composite Double Glazed Entrance Door to:-

Porch

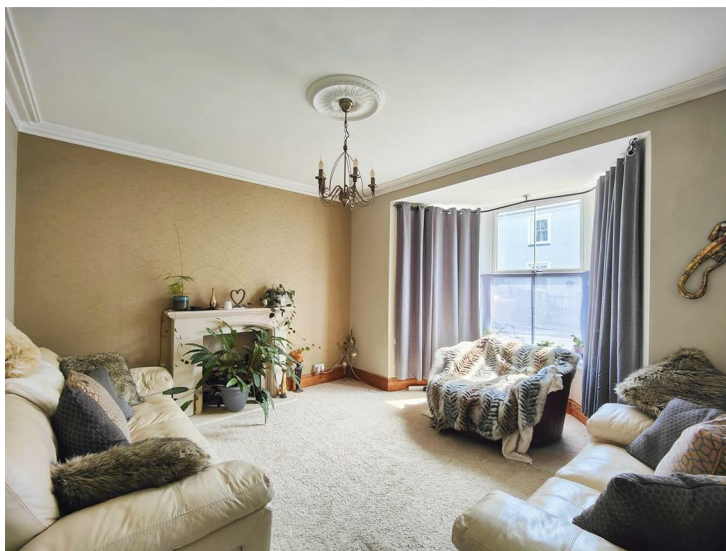
With mosaic tiled floor, attractive cornice, electricity meter and fuse boxes and a half glazed Oak door to:-

Hall



With Oak floorboards, attractive cornice, Pitch Pine staircase to First Floor, central heating thermostat control, 2 power points, 2 ceiling lights, understairs storage area with a fitted shelf/desk and a 3 ceiling spotlight over, concealed radiator and doors to Kitchen, Living/Television Room and:-

Sitting Room



14'9" x 13'10" (4.50m x 4.22m)

With fitted carpet, uPVC double glazed bay window, attractive cornice, ceiling rose, ceiling light, Minster Stone/Limestone fireplace, double panelled radiator, TV aerial cable and 6 power points.

Living/Television Room



12'11" x 12'3" (3.94m x 3.73m)

With Oak floorboards, Minster Stone/Limestone fireplace housing a Multifuel Stove, attractive cornice, 2 alcoves, ceiling light, 6 power points, radiator and archway to:-

Dining Room



11'11" x 7'5" (3.63m x 2.26m)

With vinyl floor covering, coloured stone walls, ceiling light, uPVC double glazed French doors to rear Garden and opening to:-

Kitchen



15'9" x 10'0" maximum (4.80m x 3.05m maximum)

With a slate effect ceramic tile floor, range of floor and wall cupboards, plumbing for dishwasher, 6 downlighters, 3 ceiling spotlight and a 4 ceiling spotlight, Stoves Cooker Range with Oven, Grill, Hot Cupboard and a 5 ring Gas Cooker Hob, stainless steel Cooker Hood, natural stone walls, Quartz worktops, double panelled radiator, 13 power points, Belfast sink with mixer tap and doors to Hall and:-

Utility Room



12'9" x 6'7" (3.89m x 2.01m)

With a composite double glazed door to exterior, ceramic tile floor, plumbing for automatic washing machine, coat hooks, 3 uPVC double glazed windows, double panelled radiator, 8 power points, coved ceiling, 3 downlighters, wall cupboard and door to:-

Bathroom



12'0" x 4'10" approx (3.66m x 1.47m approx)
With ceramic tile floor, fully tiled walls, uPVC double glazed window, white suite of panelled Bath, Wash Hand Basin and WC, Mira Go electric shower over bath, shower curtain and rail, towel ring, uPVC double glazed window, radiator, 3 downlighters, coat/robe hooks, wall light, toothbrush holder, coved ceiling, 3 wall mirrors and a fitted corner cupboard with shelves.

A staircase from the Hall gives access to a:-

Three Quarter Landing

With fitted carpet, 2 power points, ceiling light, stairs to Main Landing and:-

First Floor

Rear Landing

With fitted carpet, wiring for electric light and door to:-

Bathroom

12'5" x 10'0" (3.78m x 3.05m)
(presently incomplete) With 2 uPVC double glazed windows, white suite of corner Jacuzzi/Whirlpool Bath with built in radio and lighting, Shower Cubicle with plumbing for hot and hold and glazed Shower door, double panelled radiator, wiring for ceiling lights, Honeywell Central Heating Timeswitch and an Ideal Logic Combi 35 wall mounted Gas Boiler (heating domestic hot water and firing central heating).

Main Landing



11'8" x 7'0" maximum (3.56m x 2.13m maximum)
With fitted carpet, ceiling light, 2 power points and a Pitch Pine staircase to Second Floor.

Bedroom 1 (Front)



15'6" x 10'11" (4.72m x 3.33m)
With fitted carpet, uPVC double glazed Bay window, coved ceiling, ceiling light, double panelled radiator and 6 power points.

Bedroom 3 (Front)

8'8" x 6'8" (2.64m x 2.03m)
With fitted carpet, uPVC double glazed window, coved ceiling, ceiling light, radiator and 4 power points.

Bedroom 2 (Rear)



12'7" x 11'5" (3.84m x 3.48m)

With Oak floorboards, uPVC double glazed window, coved ceiling, ceiling light, wiring for Satellite TV, double panelled radiator and 6 power points.

A staircase from the Main Landing leads to a:-

Half Landing

With fitted carpet, Velux window with blind and stairs to:-

Second Floor

Landing

6'5" x 5'5" (1.96m x 1.65m)

With Oak floorboards, exposed beam over stairwell, ceiling light, 2 power points, opening to Bedroom 4 and door to:-

Dressing Room

8'8" x 6'6" (2.64m x 1.98m)

With fitted carpet, 2 downlighters, radiator, sloping ceiling and hot and cold plumbing for Wash Hand Basin and/or WC.

Bedroom 4



21'0" x 11'6" maximum (6.40m x 3.51m maximum)

With Oak floorboards, 10 downlighters on dimmer, 2 uPVC double glazed Dormer Windows with blinds (one of which affords Sea Views), natural stone wall, double panelled radiator, 8 power points and fitted 'U' shaped window seat with storage below.

Externally

There is a low stone wall forecourt to the Property with a small Patio area and to the rear is a Block Pavior Patio/Path and an Ornamental Stone/Chipping Patio Area. There is also a:-

Garden Shed

9'0"x 6'0" approx (2.74mx 1.83m approx)

Of concrete block construction with a composition slate roof. In addition there is also a small Store Shed and a Concrete Hardstanding (adjacent to the rear access lane) which allows for Off Road Parking for up to 2 Vehicles.

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

Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC double Glazing. Telephone, subject to British Telecom Regulations. Roof Insulation. 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.

Remarks

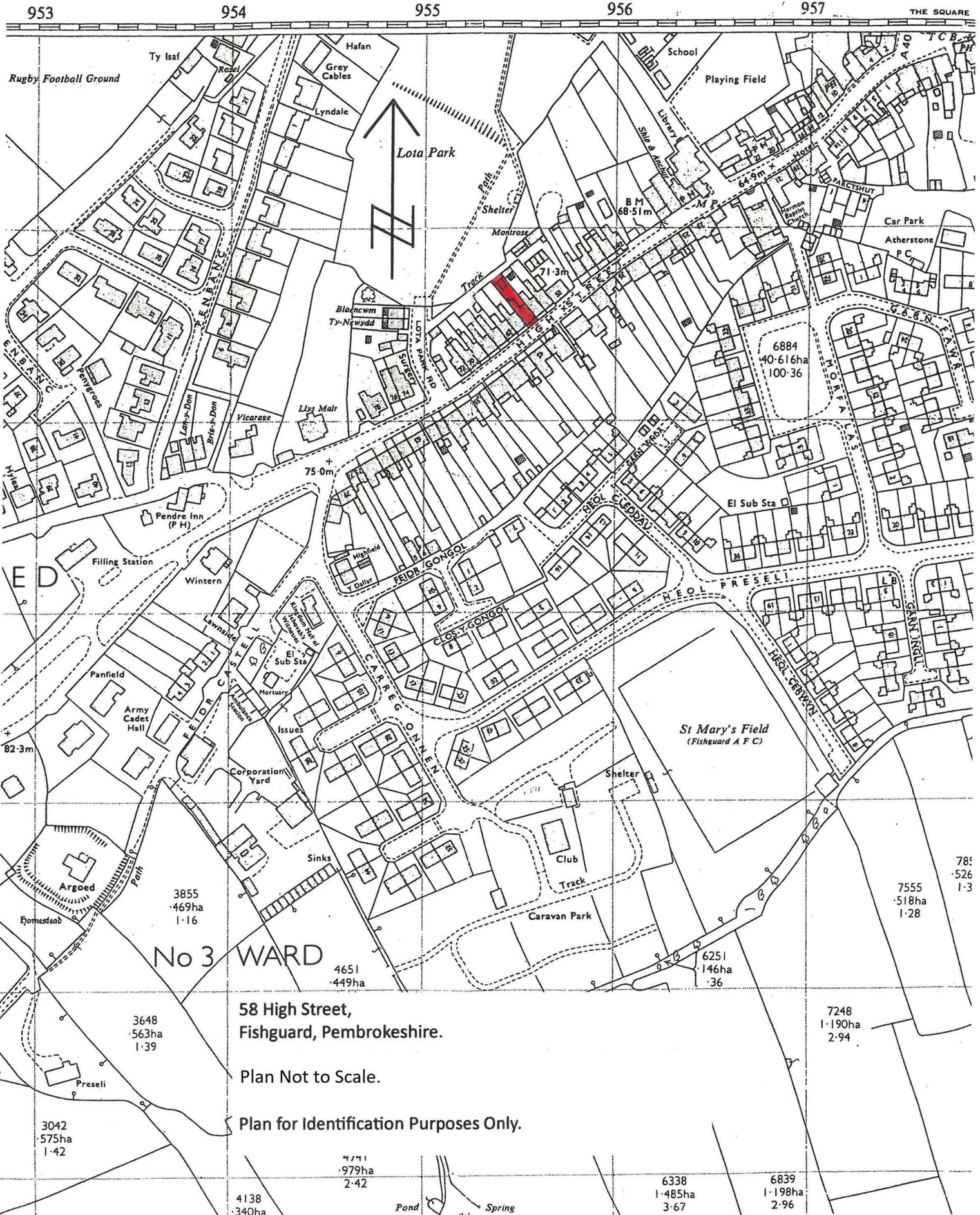
58 High Street is a spacious, well appointed 3 storey Terraced Town House which stands within a few hundred yards or so of the Fishguard Town Shopping Centre and Market Square. The Property is in good decorative order throughout and has many attractive features including Oak

Floorboards, Pitch Pine staircases, attractive Cornice and Plasterwork, Oak doors, Natural Stone Walls etc etc. In addition, it has a low stone wall forecourt as well as a rear Patio Garden with Block Pavior and Ornamental Stone/Chipping Patio Areas. There is also Off Road Parking to the rear for up to 2 Vehicles. It is ideally suited for a Family, Investment, Air BnB, or for Letting purposes. It is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.

HEIGHTS IN METRES

SM 9537

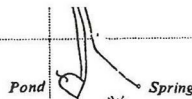
FISHGUARD AND GOODWICK C



**58 High Street,
Fishguard, Pembrokeshire.**

Plan Not to Scale.

Plan for Identification Purposes Only.

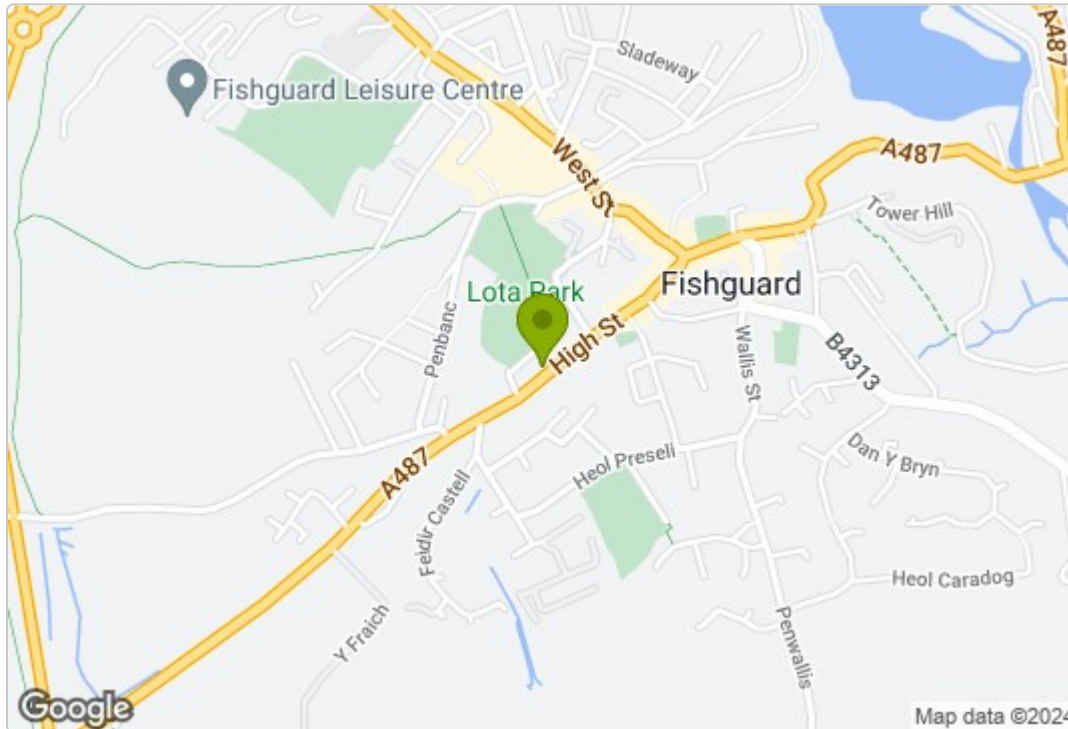


3042 575ha 1.42	4138 340ha	3648 563ha 1.39	3855 469ha 1.16	4651 449ha	4711 979ha 2.42	6338 1.485ha 3.67	6839 1.198ha 2.96	7248 1.190ha 2.94	7555 518ha 1.28	785 526 1.3
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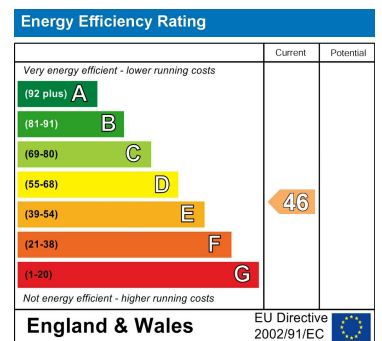
Floor Plan



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

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