



## 38 Vergam Terrace, Fishguard, SA65 9DF

**Price Guide £235,000**

Enjoying a prime position within walking distance of the town centre, this chain free bespoke home offers a fantastic opportunity to enjoy the lifestyle of coastal and town living. The property has a number of contemporary and original finishes but still holding on to the warmth and style of a traditional stone built property in this popular coastal town. The property offers a fantastic ground floor area with an open plan aspect which is great for entertaining or family purposes and it also has the benefit of a large kitchen with separate utility space. The first floor offers 4 great size bedrooms and bathroom with the second floor offering the master bedroom. Externally, the property enjoys a mixture of lawned garden with a ceramic patio area with access to the garage.

A short walk away is the Pembrokeshire coastpath and access to the idyllic lower town harbour. A short drive away are the local beaches of Pwllgwaelod and Cwm-yr-Eglwys located in Dinas Cross and Newport sands not that much further away.



## Overview

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 local shops together with a wide range of amenities and facilities which briefly include secondary and primary schools, restaurants, a cinema/theatre, 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 and Porthgain. 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.

## Porch

Original tiled floor, with electrical consumer unit and meters, also door leading to:

## Hallway



5'2" x 17'8" (1.6 x 5.4)

With tiled floor, radiator, feature archway, ample power points and staircase to 1st floor.

## Living Room



13'5" x 12'1" (4.1 x 3.7)

With pine floorboards, feature fireplace with marble surround, wall mounted vertical radiator, ceiling light and ample power points with pine french doors leading to utility area.

## Dining Room



13'5" x 11'1" (4.1 x 3.4)

With pine floorboards, bay window feature fireplace wall mounted vertical radiator and opening to:

## Utility Area



15'5" x 5'10" (4.7 x 1.8)

With tiled floor, plumbing for washing machine, ample power points, ceiling light and door leading to rear garden.

## Kitchen



18'0" x 9'6" (5.5 x 2.9)

With tiled floor, ranger floor and wall units and fitted breakfast bar, plumbing for dishwasher, sink with mixer tap, 2 ceiling lights and doors to storage cupboards.

## First Floor

## Rear Landing



With pine floorboards, ceiling light with doors leading to bedroom 4 and main bathroom.

## Bedroom 4



10'9" x 8'6" (3.3 x 2.6)

With pine floor boards, ceiling light, radiator, ample power points and wall mounted gas boiler operating central heating.



## Bathroom



7'6" x 6'10" (2.3 x 2.1)

Matching white suite of Bath with overhead shower and glass screen, WC, Hand wash basin and tiled floor.

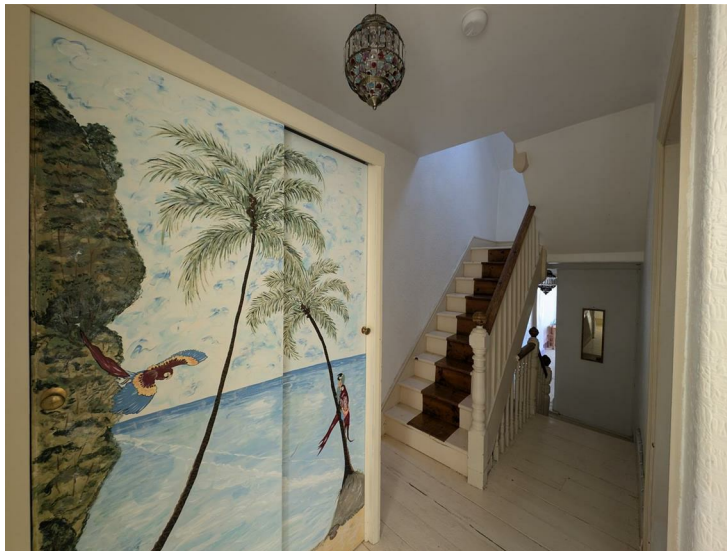
## Bedroom 2



12'1" x 11'9" (3.7 x 3.6)

With pine floor boards, ceiling light, radiator, ample power points.

## Landing



with pine floor boards, built-in storage cupboard, ceiling light and staircase leading to 2nd floor.

## Bedroom 3



12'1" x 11'1" (3.7 x 3.4)

With pine floor boards, ceiling light, radiator, ample power points and large bay window.

## Bedroom 5 / Study



8'6" x 5'10" (2.6 x 1.8)

With pine floor boards, ceiling light, radiator, ample power points.

## Second floor

### Master Bedroom



12'5" x 21'3" (3.8 x 6.5)

This large master bedroom stands solely on the 2nd floor, with painted pine floorboards. Velux window affording sea views, ceiling light, ample power point and radiator.

### Walking wardrobe / Storage Room

8'10" x 5'2" (2.7 x 1.6)

Great storage space, with painted pine floorboards.

## Garage



15'8" x 12'5" (4.8 x 3.8)

With concrete floor foundation, brick built walls, tin roofed and main electrics.

### Externally

To the rear of the property stands a bespoke garden with a tiled patio and grass area, with lean to outside WC and onto the rear boundary stands a garage which is accessed off the rear lane.

### Rights of Way

Vehicular and Pedestrian Access Rights of Ways exist in favour of the Property over the Rear Service Lane in order to access the Garage.

### Services

We are advised that mains water, drainage, gas and electric are connected to the property. Fibre broadband available through UK suppliers.

### Tenure

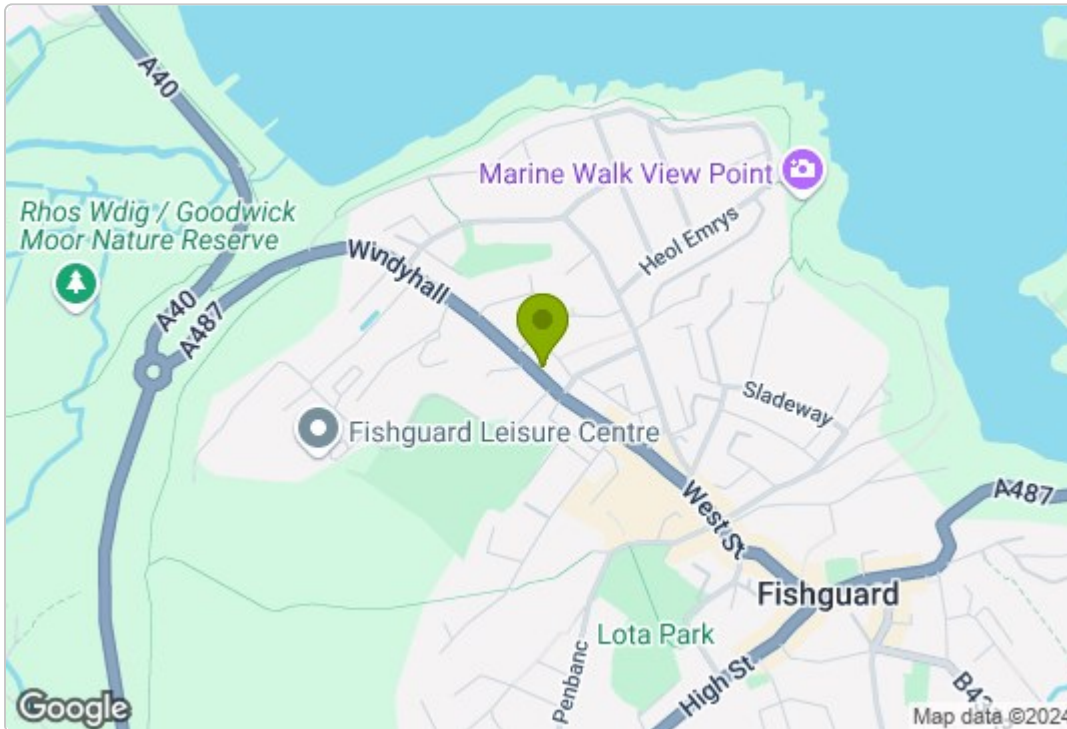
We advised that the property is Freehold upon completion.



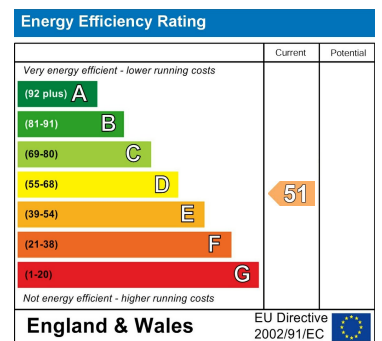
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Council Tax Band - E

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