



Iscoed, 19 Penbanc, Fishguard, Pembrokeshire, SA65 9BJ

**Offers In The Region Of £300,000**

This attractive recently extending and renovated detached bungalow, is conveniently located within easy walking distance of the town centre and the local shops. Housing a comfortable, cosy, living room, a modern open plan kitchen/dining area with breakfast bar, 3 bedrooms and a master bathroom this property is a ready to move straight into. To the rear of this fantastic property stands a modern, contemporary garden which like the house has been renovated to the highest standards offering a large patio area and raised lawned garden. This property also offers off road parking up to at least 3 vehicles.

A short walk away from the property stands the historic Lower Town harbour which then leads onto the Pembrokeshire coastal footpaths and beyond.

## 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 good Shopping Centre 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.

## DIRECTIONS

From the Office of Messrs JJ Morris at 21 West Street turn left and continue on this road for 70 yards or so and take the first turning on the left into Ropewalk. Proceed on this road for a few hundred yards and bear left (straight on). Continue on this road for 100 yards or so and Iscoed is situated on the right hand side of the road. A 'For Sale' board is erected on site.

## uPVC Double Glazed Entrance Door to:-

### Hall



16'0" x 10'2" (4.9 x 3.1)

L shaped, with LVT flooring, doors leading to all mains room in the property, ceiling light, radiator and uPVC door to the front.

## Living Room



17'8" x 11'6" (5.38m x 3.51m)

With fitted carpet, uPVC double glazed windows, ceiling light, radiator, and ample power points.

## Kitchen/Dining area



18'8" x 11'9" (5.7 x 3.6)

This recent renovated space with newly fitted kitchen and breakfast bar also offers a wide range of floor and wall units with built in lighting and smart storage, off the dining area is a large built in cupboards housing the gas combination boiler, plumbing for washing machine and additional storage shelving.

## Bedroom 1 (front)



14'9" x 9'7" (4.50m x 2.92m)

With fitted carpet, ceiling light, radiator, uPVC double glazed window and ample power points.

### Bedroom 2 (rear)



13'6" x 9'6" (4.11m x 2.90m)

With fitted carpet, uPVC double glazed window overlooking rear garden, ceiling light, radiator and ample power points.

### Bedroom 3



9'6" x 9'2" (2.9 x 2.8)

With fitted carpet, ceiling light, radiator, ample power points.

### Bathroom



7'6" x 6'5" (2.29m x 1.96m)

this newly installed modern suite with separate enclosed shower unit with aqua board surround, deep set bath with taps and shower attachment, WC, Sink with storage and

wall mounted mirror with built in lights, and completed with a tiled floor.

### EXTERNALLY

To the rear of this fantastic property stands a modern, contemporary garden which like the house has been renovated to the highest standards offering a large patio area and raised lawned garden. This property also offers off road parking up to at least 3 vehicles.

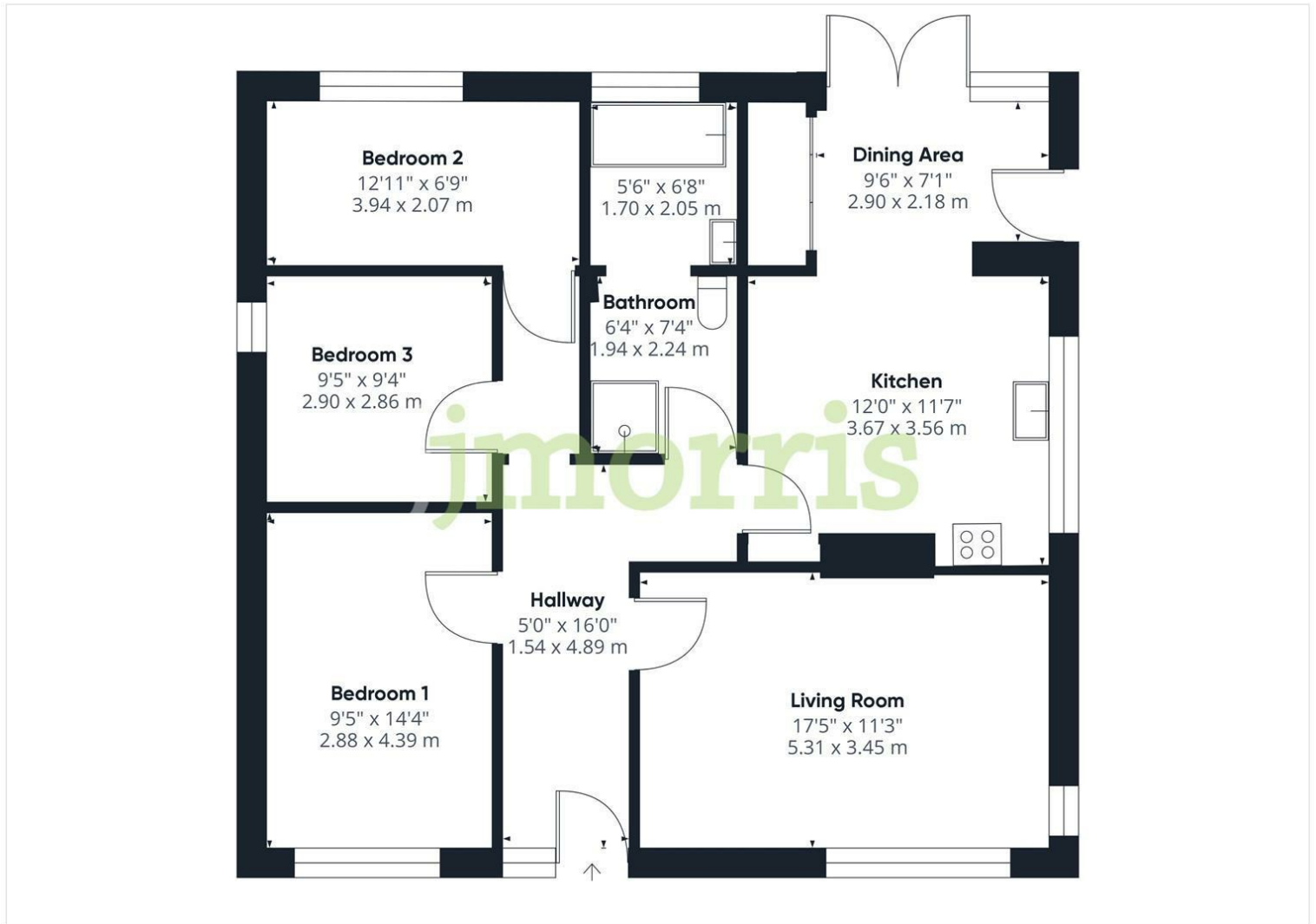
### SERVICES

We are advised that mains water, Electricity, Gas and Drainage are connected, Benefiting from gas central heating. uPVC Double Glazing, with fibre broadband connection possible through a number of UK suppliers.

### TENURE

Freehold with Vacant Possession upon Completion.

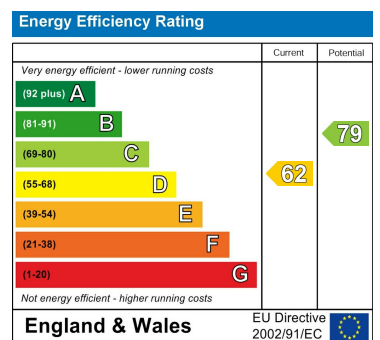
## Floor Plan



## 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.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com