



Fontane House 21 High Street, Fishguard, Pembrokeshire, SA65 9AW

Price Guide £385,000

- * A deceptively spacious End of Terrace 2 storey Listed Grade II Commercial/Residential Property.
 - * Ground Floor accommodation has a Shop (32'3" x 15'9"), Inner Hall, Work/Store Room, Fitted Kitchen, Side Entrance Hall and Sitting Room (18'0" x 16'0").
 - * First Floor - Landing, Master Bedroom with En Suite Bathroom, a further 2 Bedrooms and a Shower Room.
 - * Currently a Florists Shop but equally well suited to a variety of other commercial uses (subject to any necessary Consents).
 - * Large private Lawned Garden with Flowering Shrubs, Conifers and Timber Decked, Indian Sandstone and Ornamental Stone Paved Patio areas.
 - * Spacious Garage 16'0" x 15'0" as well as Off Road Vehicle Parking to the rear which is accessed off Morfa Las.
 - * Stone Building with Utility/Store Shed on Ground Floor and a Garden Store Shed on the First Floor. Plastic Garden Tool Shed.
 - * All Mains Services. Gas Central Heating. Single Glazed Front Elevation Windows and mainly uPVC Double Glazed rear elevations windows. Loft Insulation.
 - * Rarely do character Properties of this nature in good trading locations appear on the Open Market and the opportunity to purchase should not be missed.
- Early inspection strongly advised.

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, Banks, Building Societies, Hotels, Restaurants, Public Houses, Take-Aways, Cafes, 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 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 which benefits an excellent Shopping Centre together with a wide range of amenities and facilities.

There are good road links from Fishguard along the 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. The Flower Garden, 21 High Street (Fontane House) is situated within 100 yards or so of the Town Centre and Market Square.

DIRECTIONS

From the Offices of Messrs J. J. Morris, turn right and bear left and proceed up to Market Square. Follow the road to the right into High Street and continue on this road for a 100 yards or so and The Flower Garden is situated on the left hand side of the road, just prior to Hermon Chapel. A "For Sale" Board is erected on site.

What3Words - ///amending.shrub.paradise

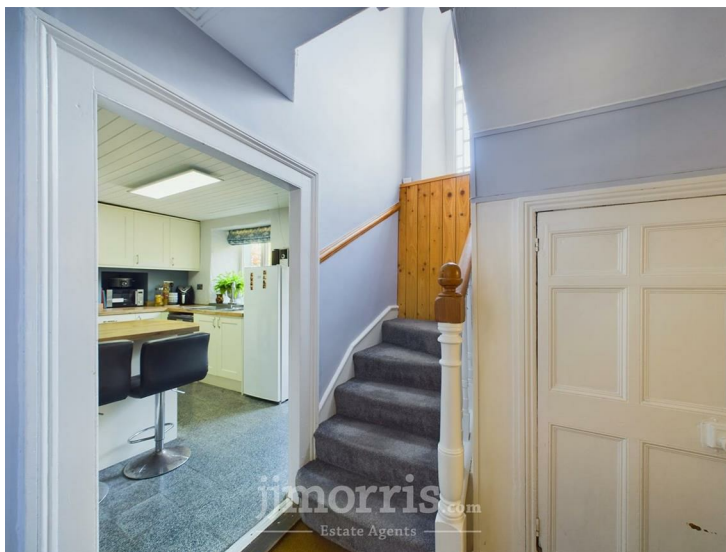
DESCRIPTION

Fontane House (The Flower Garden) comprises an End of Terrace 2 storey Commercial/Residential Property of predominantly solid stone construction with rendered and coloured roughcast elevations under a pitched composition slate roof. There is a single storey Sitting

Room extension at the rear of stone and brick construction with rendered elevations under a pitched composition slate roof. Accommodation is as follows:-

12 Pane Glazed Entrance Door to:-

Inner Hall



With a woodblock/parquet floor, understairs cupboard, opening to Kitchen/Breakfast Room, staircase to First Floor and door to Work/Store Room and:-

Kitchen/Breakfast Room



12'3" x 9'3" (3.73m x 2.82m)

With terrazzo tile floor, range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, uPVC double glazed window to rear, LED strip light, Painted Pine tongue and groove clad ceiling, built in Electric Single Oven/Grill and a 4 ring Ceramic Hob, Cooker Hood, Breakfast Bar, ample power points, cooker box and a uPVC double glazed door to rear Garden.

Work/Store Room

13'5" x 7'9" (4.09m x 2.36m)

With secondary double glazed window, ceiling light, wall shelves, fireplace opening, Slate floor and opening to a:-

Split Level Side Entrance Hall



15'5" x 4'3" (4.70m x 1.30m)

With Slate floor, pedestrian door onto Hermon Lane, telephone point, power point, uPVC double glazed window, radiator, access to an Insulated Loft via an aluminium Slingsby type ladder and door to:-

Sitting Room



18'0" x 16'0" (5.49m x 4.88m)

With fitted carpet, Marble effect feature fireplace with Pine surround, uPVC double glazed French Doors to a rear Ornamental Stone Patio area and Garden, window to Side Entrance Hall, 4 wall lights, power points and double and single panelled radiators.

First Floor

Landing



9'7" x 8'6" (2.92m x 2.59m)

With fitted carpet, ceiling light, access to an Insulated Loft, Central Heating Thermostat Control and 2 power points.

Bedroom 1



15'6" x 9'10" (4.72m x 3.00m)

With fitted carpet, fitted range of wardrobes along one wall, single glazed sash window to fore with wooden blinds, coved ceiling, ceiling light, double panelled radiator, power points and door to:-

En Suite Bathroom



With vinyl floor covering, Boiler Cupboard housing a Valliant wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), white suite of panelled Bath, Wash Hand Basin in a vanity surround, WC and a glazed and tiled Shower Cubicle with a Thermostatic Shower, half tiled walls, chrome heated towel rail/radiator, 2 downlighters, uPVC double glazed window, extractor fan and an illuminated wall mirror.

Bedroom 2



15'6" x 12'0" (4.72m x 3.66m)
(maximum). With fitted carpet, cove ceiling, Cast Iron feature fireplace, ceiling light, single glazed sash window to fore with wooden blinds, ceiling light, pullswitch, double panelled radiator and power points.

Bedroom 3



10'6" x 8'0" (3.20m x 2.44m)
With fitted carpet, radiator, single glazed sash window to fore with wooden blinds, ceiling light, pullswitch, radiator and power points.

Shower Room



8'3" x 4'10" (2.51m x 1.47m)
(maximum). With vinyl floor covering, half tiled walls, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Thermostatic Shower, 2 downlighters, extractor fan, uPVC double glazed window and a glass shelf/mirror.

Store Room /Bedroom 4



13'0" x 7'10" (3.96m x 2.39m)
With secondary double glazed window, coved ceiling, ceiling light, shelving and power points.

Shop



33'3" x 15'9" (10.13m x 4.80m)

With vinyl floor covering, 2 display windows, 2 alcoves with shelves, 3 strip lights, ample power points, telephone point, picture rail and door to:-

Externally

The Property stands in large, private enclosed Gardens and Grounds which include Ornamental Stone, Timber Decked and Indian Sandstone Paved Patio areas, a good sized Lawned Garden, Apple Trees, Flowering Shrubs, Roses, Hydrangeas, Conifers, Weeping Willow and Eucalyptus Trees.

There is a 2 storey Stone Building on 2 levels with the Ground Floor level having a:-

Utility Shed

12'4" x 7'6" (3.76m x 2.29m)

With plumbing for automatic washing machine, electric light and 2 power points.

The First Floor level is accessed off the Timber Decked Patio which is utilised as a:-

Store Shed

12'4" x 7'6" (3.76m x 2.29m)
(approx).

In addition there is a:-

Plastic Garden Shed

as well as a:-

Garage/Workshop



16'0" x 15'0" (4.88m x 4.57m)

Of concrete block construction with a box profile roof. It has a metal up and over door leading onto Hermon Lane together with a uPVC pedestrian door leading to the rear Garden, electric light and power points. There is also a tarmacaded hardstanding directly to the fore of the Garage which allows for further Vehicle Parking and adjacent to the Garage is a pedestrian door which leads onto Hermon Lane.

Outside Electric Lights including a Sensor Light.

The rear Garden is bounded on all sides a high stone wall on which there is Residential Development potential (Subject to any necessary Planning Consents).

The boundaries of the entire 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. Front elevation windows are Single Glazed. Rear Elevation Windows are uPVC Double Glazed whereas the Southern Gable elevation windows are Secondary Double Glazed. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

LISTED BUILDING

Fontane House (The Flower Garden) is a Listed Grade II Building.

OUTGOINGS

The Ground Floor Premises is currently eligible for Small Business Rates Relief . The Ground and First Floor Living accommodation is in Council Tax Band C.

REMARKS

Fontane House (The Flower Garden) is a deceptively spacious End of Terrace 2 storey Listed Grade II Building which has a spacious Shop Premises on the Ground Floor together with a Work/Store Room. It is currently operating

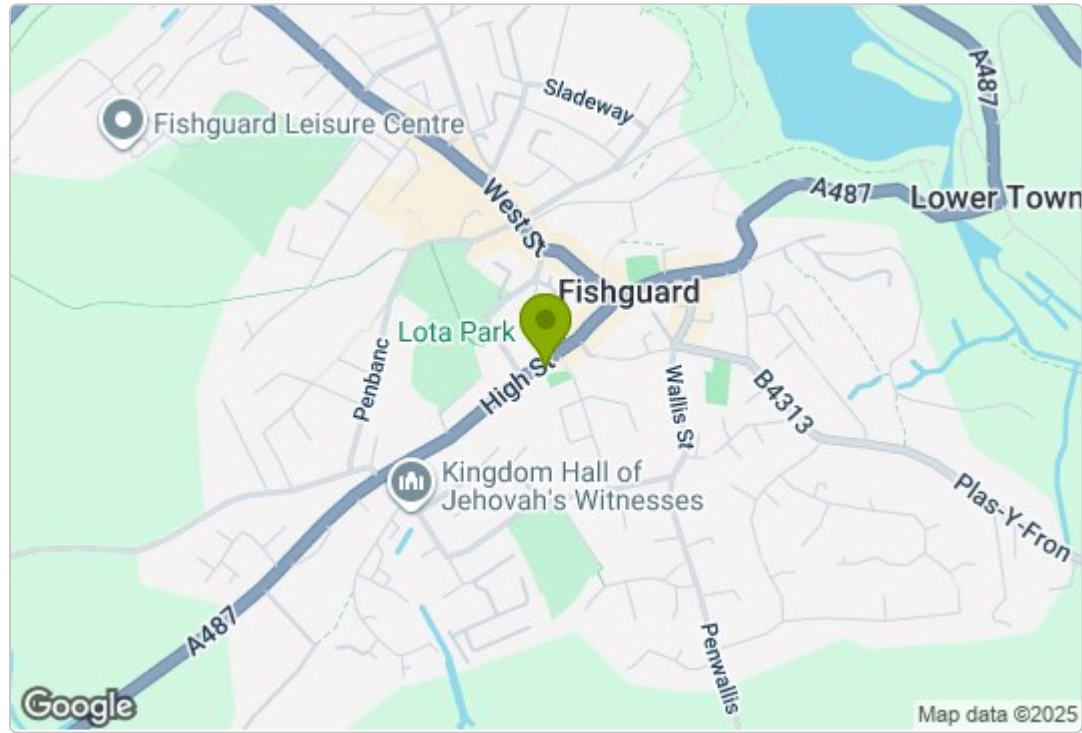
as a Florist Shop and although being well suited to it's current use, it is equally well suited for other Commercial uses (Subject to any necessary Change of Use and/or Planning Consents). In addition, it has spacious well appointed Living accommodation on the Ground and First Floor, together with a large, private enclosed Lawned Garden with Patio areas, Flowering Shrubs and Mature Trees. In addition, it has a good sized Garage as well as Off Road Parking for 2 Vehicles together with a Utility Shed, Store Shed and a Plastic Garden Shed. The Property can be purchased as a Going Concern as a Florist Shop, or alternatively, it can be purchased as a Residential Property with Commercial potential for other uses (Subject to any necessary Consents) or even as a Private Residence. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised in order to appreciate the full extent of Accommodation and indeed the Gardens and Grounds.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band - C

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.