

9 Morfa Las, Fishguard, Pembrokeshire, SA65 9JS

Price Guide £199,950

- * An attractive Semi Detached (Ex LA) 2 storey Dwelling House in excellent decorative order.
- * Well appointed 2 Reception, Fitted Kitchen, Utility, 2 Bath/Shower Room and 3 Bedroom accommodation.
 - * Gas Central Heating, uPVC Double Glazing and an Insulated and part Boarded Loft.
- * Off Road Vehicle Parking Space to fore together with a raised Border with Flowering Shrubs, Fuchsias etc.
- * Good sized rear Lawned Garden together with Paved Patio and a Workshop/Garden Shed 15'0" x 10'0".
 - * Ideally suited for Family, Retirement, Investment or for Letting purposes.
 - * Early inspection strongly advised. Realistic Price Guide.

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, Cafés, Takeaway's, Art Galleries, a Cinema/Theatre, Library, Post Office, a Petrol Filling Station/Store, Repair Garage, 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 which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a Library, Post Office, Petrol Filling Stations, Supermarkets, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

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 both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Morfa Las is a popular mixed Local Authority/Private Residential area which forms part of an area of the town which is known as Maeshyfyd. 18 Morfa Las is situated within 250 yards or so by foot (600 yards or so by car) of Fishguard Town Shopping Centre and Market Square.

DIRECTIONS

From the office of Messrs of JJ Morris at 21 West Street turn right and proceed up to Market Square. Turn left into Main Street and some 80 yards or so further on take the first turning on the right into Hamilton Street. Continue on this road for a 120 yards or so and proceed straight on up the hill into The Wallis and at the top of the hill, turn right into Heol Preseli. Continue on this road for 100 yards or so and take the turning the right into Morfa Las. Proceed down the hill for 80 yards or and and turn left and 9 Morfa

Las is situated in the top left hand side corner. A 'For Sale' board is erected on site.

DESCRIPTION

9 Morfa Las comprises a Semi Detached 2 storey Dwelling House of cavity brick construction with rendered and coloured roughcast elevations under a pitched composition slate roof. There is a single storey extension to the rear of the Property of brick construction with rendered and coloured roughcast elevations under a reinforced concrete (bitumen covered) flat roof. Accommodation is as follows:-

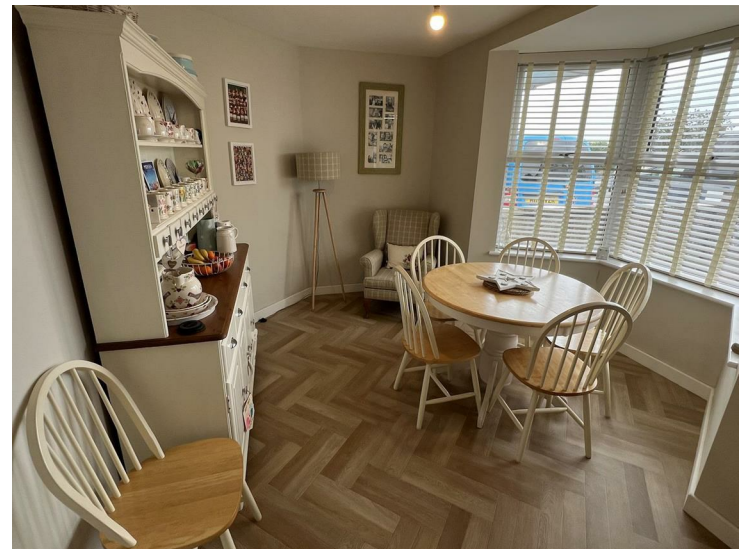
Composite Double Glazed Entrance Door to:-

Hall



With vinyl floor covering, staircase to First Floor, Gas Meter Cupboard, uPVC double glazed window, ceiling light, Mains Smoke Detector, 2 power points, understairs cupboard, telephone point, doors to Kitchen, Sitting Room and:-

Dining Room



13'6" x 11'6" (4.11m x 3.51m) (maximum measurement to include bay). With vinyl floor covering, uPVC double glazed bay window with wooden

blinds, double panelled radiator, ceiling light, TV point and 4 power points.

Sitting Room



14'0" x 11'0" plus door recess 2'9" x 1'9" (4.27m x 3.35m plus door recess 0.84m x 0.53m)

With fitted carpet, fireplace with a Granite hearth (suitable for a Woodburning Stove or the like), Gas point, uPVC double glazed French doors to rear Garden, ceiling light, double panelled radiator, alcove with shelves, TV point and 7 power points.

Kitchen



10'11" x 7'11" (3.33m x 2.41m)

With vinyl floor covering, range of fitted floor and wall cupboards, inset Porcelain sink with mixer tap, Lamona built in single Oven/Grill, Lamona built in Microwave, built in refrigerator, built in dishwasher, Lamona 5 ring Gas Cooker Hob, part tile surround, stainless steel Cooker Hood, uPVC double glazed window, designer vertical radiator, 6 downlighters, Mains Smoke Detector), 6 power points and door to:-

Rear Hall

12'4" x 4'5" (3.76m x 1.35m)

With vinyl floor covering, uPVC double glazed doors to

Side Entrance and to rear Garden, uPVC double glazed window, Mains Smoke Detector, door to Shower Room and opening to:-

Utility Room



9'11" x 4'11" (3.02m x 1.50m)

With vinyl floor covering, uPVC double glazed window, plumbing for automatic washing machine, ceiling light, coat hooks and 4 power points.

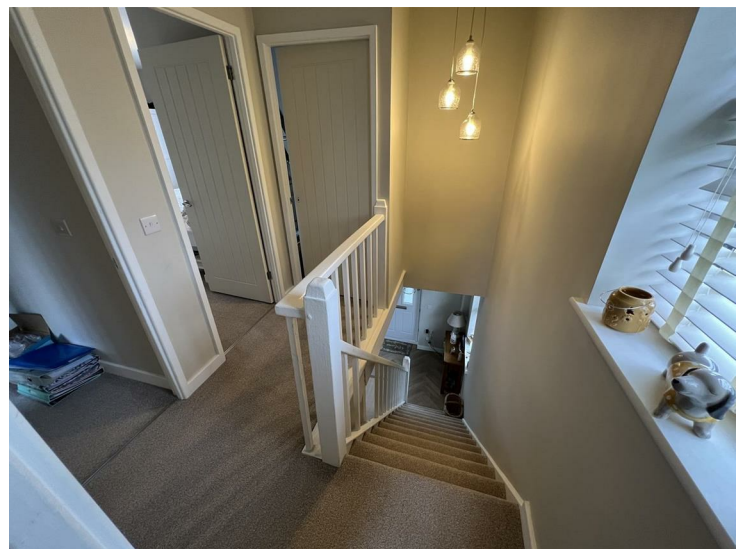
Shower Room

6'5" x 5'2" (1.96m x 1.57m)

With vinyl floor covering, mainly tiled walls, uPVC double glazed window, ceiling light, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Shower Cubicle with a Thermostatic Shower, designer vertical radiator, extractor fan and ceiling light.

First Floor

Landing



With fitted carpet, uPVC double glazed window with wooden blinds, 2 power points, ceiling light over stairwell and access to an Insulated and part Boarded Loft with electric light.

Bathroom



7'10" x 6'0" (2.39m x 1.83m)

With white suite of "P" shaped Bath with a Mira Sport Electric Shower over and a curved glazed shower screen, Wash Hand Basin in a vanity surround and WC, part tiled surround, uPVC double glazed window, 4 downlighters, Manrose extractor fan, chrome heated towel rail/radiator and vinyl floor covering.

Bedroom 1 (front)



13'10" x 12'7" (4.22m x 3.84m)

(maximum). With fitted carpet, uPVC double glazed window with wooden blinds (affording distant Sea views), radiator, ceiling light and 2 wall lights, TV point and 4 power points.

Bedroom 2 (rear)



10'2" x 9'2" plus door recess 3'9" x 2'9" (3.10m x 2.79m plus door recess 1.14m x 0.84m)

With fitted carpet, uPVC double glazed window with wooden blinds, TV point, 6 power points, wall shelf, ceiling light and a built in cupboard with a Honeywell Central Heating Timeswitch and a Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

Bedroom 3

9'5" x 8'5" (2.87m x 2.57m)

("L" shaped maximum). With fitted carpet, radiator, uPVC double glazed window with wooden blinds (affording distant Sea views), ceiling light, TV point and 2 power points.

Externally

There is a concrete hardstanding to the fore which allows for Off Road Vehicle Parking as well as raised Flower Beds and Shrub Border with Fuchsias and Flowering Shrubs.

To the rear of the Property is a good sized Lawned Garden together with a sizeable, Paved Patio and a:-

Workshop/Garden Shed

15'0" x 10'0" (4.57m x 3.05m)

(approx).

Outside Water Tap and an Outside Electric Light.

The boundaries of the 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. uPVC Double Glazed Windows. Composite and uPVC Double Glazed Entrance Doors. Telephone, subject to British Telecom Regulations. Broadband Connection. Loft Insulated and part Boarded.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

9 Morfa Las is a comfortable, well appointed Semi Detached (Ex Local Authority) Dwelling House which has been renovated, modernised and refurbished to a high standard of workmanship. The Property is in excellent decorative order throughout and benefits from Gas Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has Off Road Parking at the fore together with a good sized enclosed rear Lawned and Patio Garden. It is ideally suited for a Family, Retirement, Investment or for Letting purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.



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FISHGUARD AND GOODWICK C

FISHGUARD 958 (ABERGWAUN)

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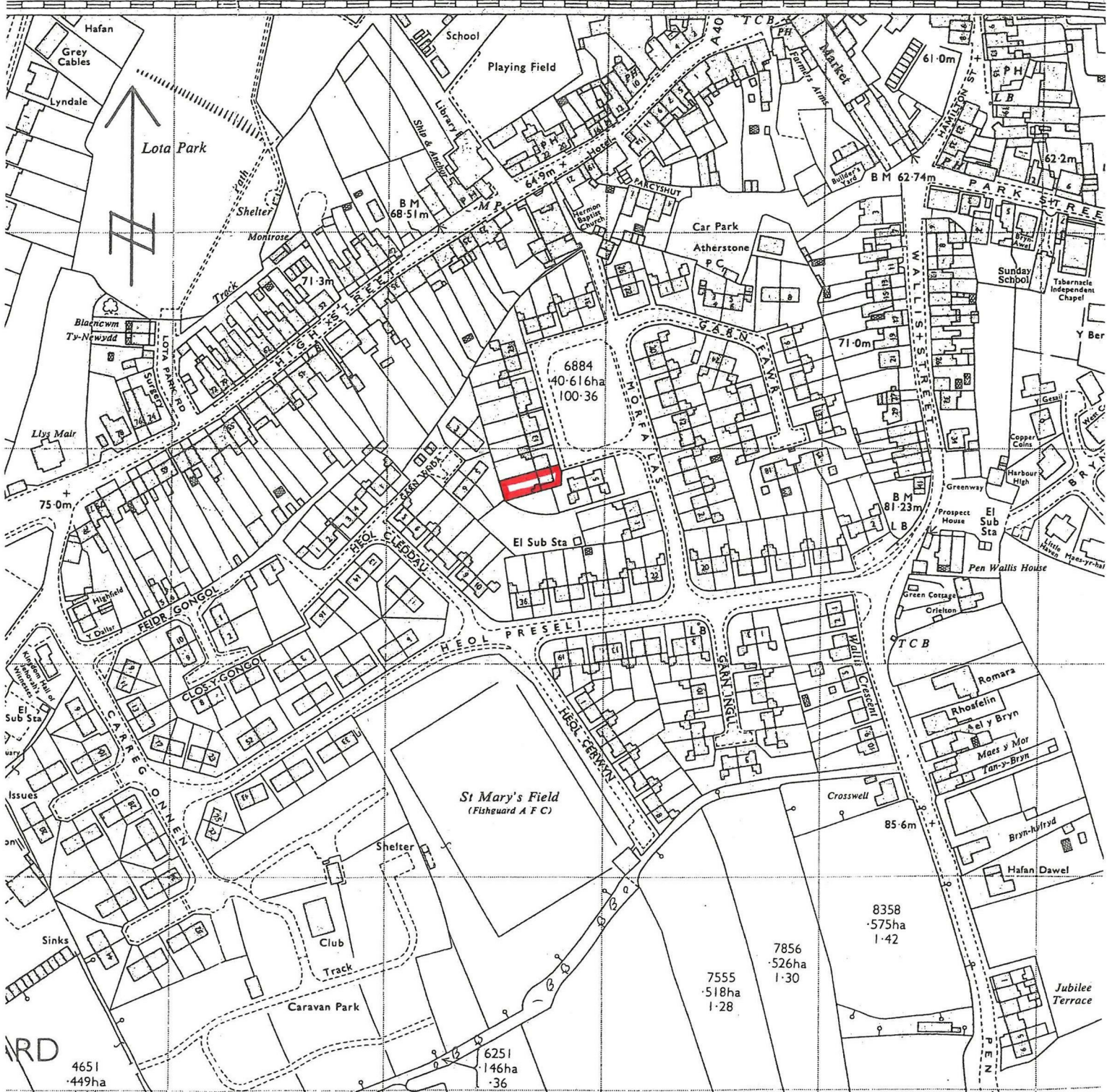
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THE SQUARE

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9 Morfa Las,
Fishguard, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only.

4741 ·979ha 2·42	6338	6839	7555 ·518ha 1·28	7856 ·526ha 1·30	8358 ·575ha 1·42	8645 ·761ha 1·88
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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 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