



Bryn Ceirios, 38 Heol Dyfed, Fishguard, Pembrokeshire, SA65 9DR

Price Guide £210,000

*Recently renovated, modernised and refurbished to a high standard.

*A spacious Terraced 2 storey Dwelling House.

*Well appointed, Hall, Sitting Room, Cloakroom, Kitchen/Diner, 3 Bedrooms and Bathroom accommodation.

*Hardwood Double Glazed Windows and Doors, Gas Central Heating and Loft Insulation.

*Wall forecourt and a reasonable sized rear Lawned Garden together with Utility/Store Shed.

*Rear Vehicular and Pedestrian Access as well as a Garage and a Vehicle Hardstanding.

*Inspection essential. Realistic Price Guide.

*EPC Rating 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, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, Petrol Filling Stations 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 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 include The County Council Offices and The County Hospital at Withybush.

Directions

From the offices of Messrs. J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for 700 yards or so and take the fifth turning on the left into Heol Dyfed. Proceed up the hill for some 100 yards or so and No. 38 Heol Dyfed is situated on the right hand side of the road. A 'For Sale' Board is erected on site.

Description

38 Heol Dyfed comprises a Terraced, 2 storey Dwelling House of mainly brick construction with coloured brick faced front elevation and rendered and coloured rear elevations under a pitched composition slate roof. Accommodation is as follows:-

Ground Floor

Hardwood Entrance Door to:-

Porch

4'3" x 3'9" (1.30m x 1.14m)

With LVT Oak floor, electricity meter and consumer unit and a glazed door to:-

Hall



18'3" x 6'0" (5.56m x 1.83m)

With LVT Oak floor, staircase to First Floor, 2 ceiling lights, understairs cloaks/storage cupboard with shelves, double panelled radiator, doors to Kitchen/Dining Room, Cloakroom and:-

Sitting Room



19'8" x 13'2" (5.99m x 4.01m)

(maximum measurement to include Bay) With LVT Oak floor, hardwood double glazed bay window, 2 ceiling lights, 2 wall lights, 2 double panelled radiators and 10 power points.

Cloak Room



10'2" x 5'3" (3.10m x 1.60m)

With LVT Oak floor, suite of Wash Hand Basin and WC, ceiling light, double panelled radiator, extractor fan and a built in cupboard with shelves.

Kitchen/Dining Room



16'6" x 9'4" (5.03m x 2.84m)

With LVT Oak floor, range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, hardwood painted double glazed door to Rear Garden, hardwood double glazed window, built in Beko electric Single Oven/Grill, 4 ring electric Ceramic Hob and Cooker Hood, part tile surround, built in dishwasher, chrome heated towel rail/radiator, cooker box, 10 power points, ceiling light, 6 downlighters, Velux window and opening to:-

Breakfast/Garden Room



10'0" x 7'5" (3.05m x 2.26m)

With 2 uPVC double glazed window (affording Fishguard Harbour and Sea Views), LVT Oak floor, double panelled radiator, ceiling light, TV point and 4 power points.

FIRST FLOOR

Landing (split level)



12'8" x 6'0" (3.86m x 1.83m)

('L' Shaped). With fitted carpet, access to an Insulated Loft, mains smoke detector, ceiling light and doors to Bedrooms and:-

Bathroom



9'10" x 7'11" (3.00m x 2.41m)

With LVT Oak floor, white suite of WC, Wash Hand Basin in a vanity surround, panelled Bath and a glazed and Aquaboard clad Shower Cubicle with a thermostatic shower, hardwood double glazed window (affording Sea and Harbour views), double panelled radiator, ceiling light, Aquaboard splashback and a Boiler Cupboard housing a Vaillant wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

Bedroom 1 (Front)



13'6" x 9'11" (4.11m x 3.02m)

(maximum measurement to include Bay). With fitted carpet, Hardwood double glazed bay window, ceiling light and 6 power points.

Bedroom 2 (Rear)



11'2" x 10'8" maximum (3.40m x 3.25m maximum)

With fitted carpet, hardwood double glazed window, double panelled radiator, ceiling light and 4 power points.

Bedroom 3 (Front)



9'6" x 7'0" maximum (2.90m x 2.13m maximum)

With fitted carpet, hardwood double glazed window, ceiling light and 4 power points.

Externally

There is a wall forecourt to the Property together with a concreted patio area. Steps from the Kitchen Door lead down to a reasonable sized rear Lawned Garden together with a concrete path which gives access onto a rear Service Lane. There is also a:-

Garage



17'0" x 10'6" (5.18m x 3.20m)
(approximate overall measurement). Of concrete block construction with a corrugated cement fibre roof. It has double wooden doors and a single glazed window.

Adjoining the rear of the Dwelling House is a:-

Utility/Store Shed

8'10" x 4'8" (2.69m x 1.42m)
Of stone, brick and concrete block construction with a lean to fibreglass roof. It has cold water plumbing for a washing machine, power points and a hardwood double glazed window.

Outside Water Tap.

The approximate 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 fired Central Heating. Hardwood double glazed windows and doors as well as 2 uPVC double glazed windows to the Garden/Breakfast Room. Loft Insulation. Telephone, subject to British Telecom Regulations.

Tenure

Freehold with vacant possession upon completion.

Rights of Ways

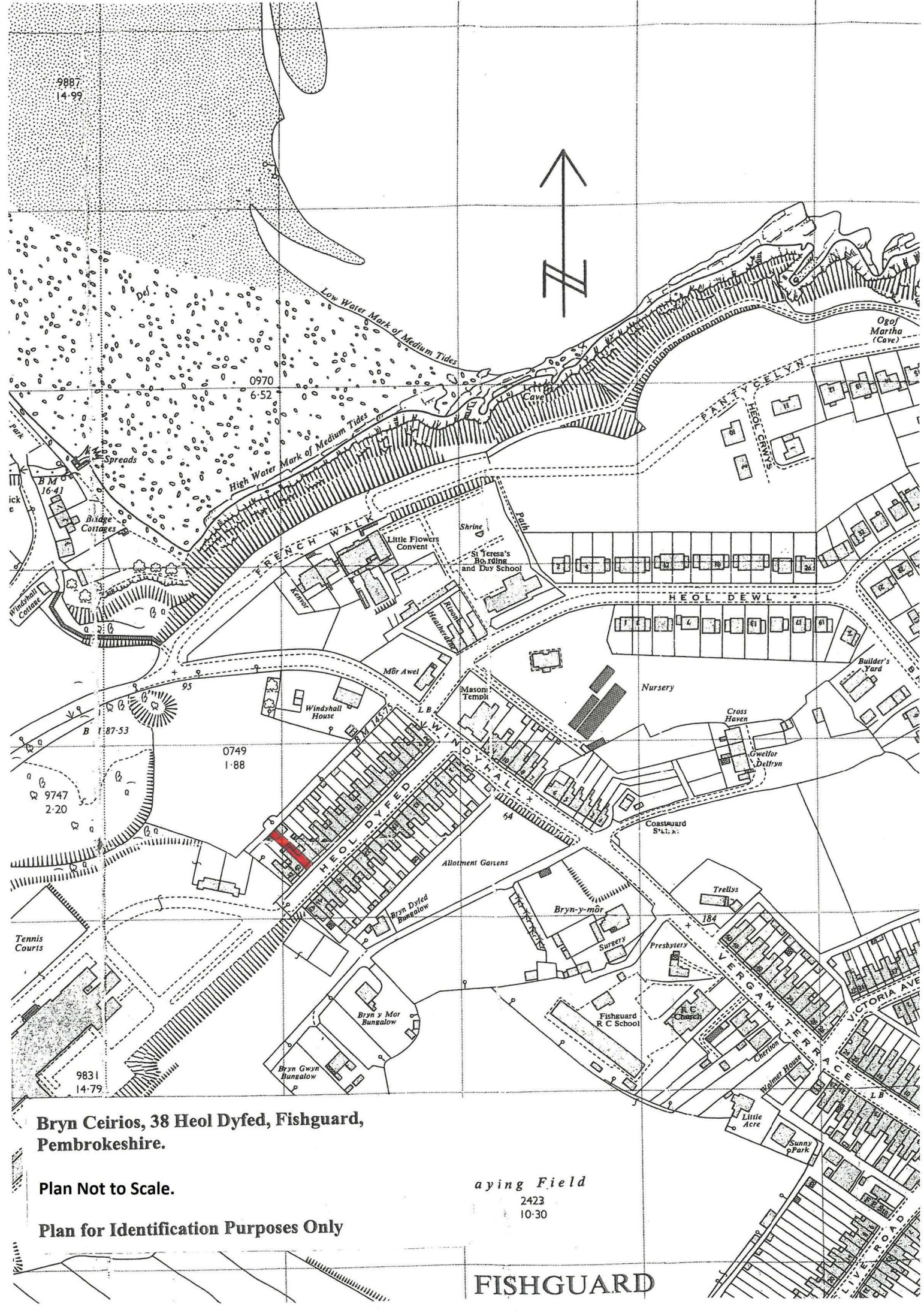
Pedestrian and Vehicular Access Rights of Way exist in favour of the Property over the rear Service Lane.

Remarks

38 Heol Dyfed is a spacious Terraced Dwelling House which has been renovated, modernised and refurbished to a high standard. It is in good decorative order throughout benefitting from Gas fired Central Heating, Hardwood double glazed windows and doors as well as 2 uPVC double glazed windows and Loft Insulation. It has a newly fitted Kitchen and Bathroom suite and has been completely rewired and replumbed throughout. In

addition, it has a rear access as well as a Garage and a Lawned Garden at the rear. It is ideally suited for First Time Buyers, Family, a Couple, Retirement or for Investment purposes. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.





**Bryn Ceirios, 38 Heol Dyfed, Fishguard,
Pembrokeshire.**

Plan Not to Scale.

Plan for Identification Purposes Only

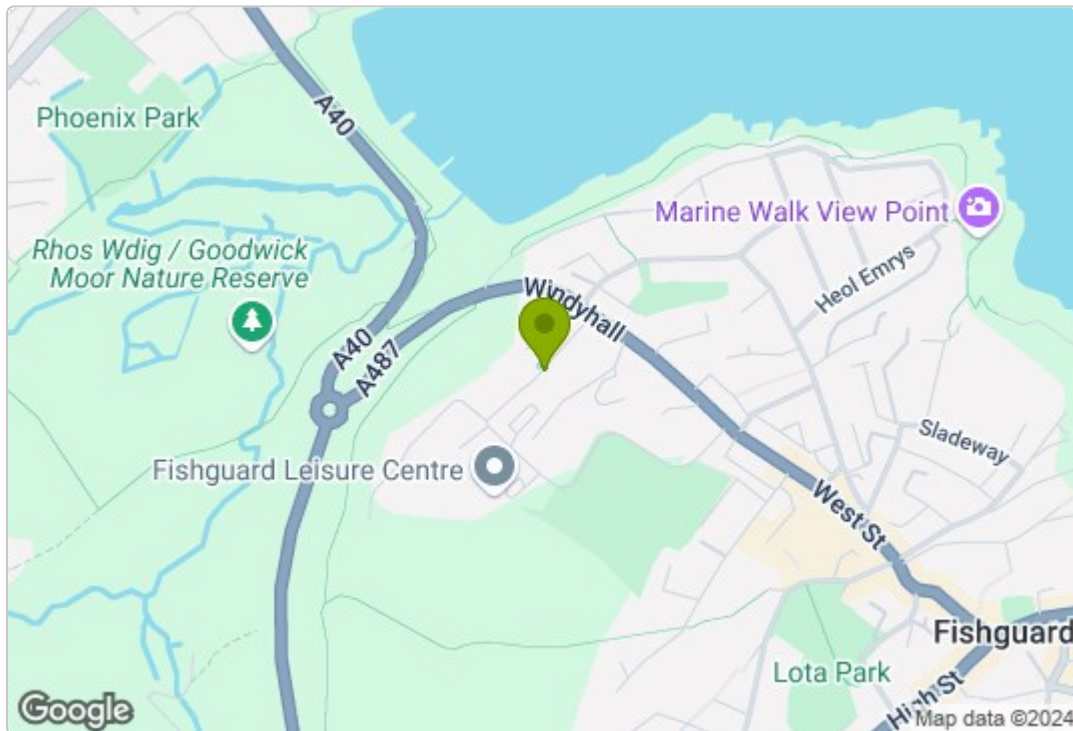
aying Field
2423
10-30

FISHGUARD

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

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