



11 Quay Street, Lower Town, Fishguard, Pembrokeshire, SA65 9NB

Price Guide £300,000

- * An attractive Double Fronted End of (original) Terrace 2 storey Dwelling House.
 - * Envious location overlooking Lower Fishguard Harbour.
 - * In need of modernisation, updating and cosmetic improvement.
- * Comfortable 2 Reception, Kitchen, Wet Room and 3 Bedroom accommodation.
 - * Oil Central Heating, uPVC Double Glazing and Loft Insulation.
- * Rear Concreted Yard/Patio with steps leading up to an elevated (split level) Paved Patio with Flowering Shrubs.
 - * Uninterrupted views over Lower Fishguard Harbour and the Quay.
 - * Inspection essential to appreciate the location and the views. EPC Rating E

SITUATION

Lower Town is a picturesque Harbour Village which is situated on the North Pembrokeshire Coastline some 15 miles or so north of the County and Market Town of Haverfordwest.

Lower Town is a popular Harbour Village which is situated within a half a mile or so of the Market Town of Fishguard.

Lower Town benefits from a Public House and a Yachting/Boat Club and is renowned as being the setting for "Under Milk Wood" and the Welsh series "Halen yn y Gwaed".

Lower Town Harbour provides excellent boating and mooring facilities and is the mouth of The River Gwaun which provides good Salmon, Sewin (Sea Trout) and Trout fishing.

The Market Town of Fishguard is within a half a mile or so of the property and 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, Take-Away's, Art Galleries, a Post Office, Library, a Petrol Filling Station/Store, Repair Garages, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The twin town of Goodwick is within a mile and a half or so of the property and Fishguard Harbour, being close by, provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The Pembrokeshire Coastline is within a short walk and also within easy reach are the well known sandy beaches and coves at Pwllgwaelod, Cwm-yr-Eglwys, Aberfforest, Aber Rhigian, Cwm, Parrog, Newport Sands, The Parrog Goodwick, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

The County and Market Town of Haverfordwest is some 15 miles or so south and has the benefit of an excellent Shopping Centre together with an excellent range of amenities and facilities including The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Fishguard 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.

Quay Street is a popular, predominantly Residential area which runs adjacent to the Harbour and the Quay at Lower Fishguard.

DIRECTIONS

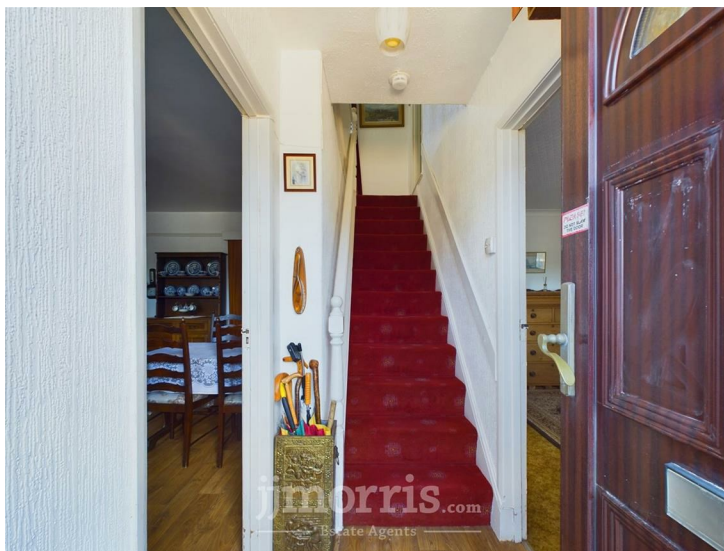
From the Offices of Messrs J. J. Morris at 21 West Street, turn right and proceed up to Market Square and take the first exit (left) into Main Street. Proceed down the hill into Lower Fishguard and continue over the bridge and some 50 yards or so further on, follow the road to the left in the direction of Newport. Some 70 yards or so further on, take the first left into Quay Street. Continue on this road for a 100 yards or so and 11 Quay Street is situated on the right hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

11 Quay Street comprises an End of (original) Terrace 2 storey Dwelling House of solid stone and brick construction with rendered and coloured roughcast elevations under a pitched composition slate roof. There is a Lean-to extension to the rear of the Property of concrete block/brick construction with a box profile roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

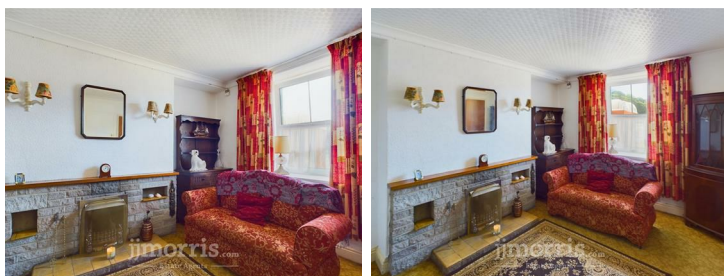
Hall



5'9" x 4'0" (1.75m x 1.22m)

With vinyl floor covering, staircase to First Floor, electricity meter and consumer unit cupboard, ceiling light, smoke detector (not tested), staircase to First Floor and doors to Living/Dining Room and:-

Sitting Room



14'2" x 10'4" (4.32m x 3.15m)

With fitted carpet, reformite stone open fireplace with quarry tiled hearth, uPVC double glazed window (affording views of Lower Town Harbour), radiator, alcove

with shelves, telephone point, TV aerial cable and 6 power points.

Living/Dining Room



14'3" x 10'11" (4.34m x 3.33m)

With vinyl floor covering, tiled fireplace housing a Parkray Solid Fuel Fire with a stone hearth, uPVC double glazed window (affording views of Lower Town Harbour), double panelled radiator, 2 power points, sliding door to Rear Hall and door to Understairs Cupboard with coat hooks and electric light.

Rear Hall

6'0" x 5'6" (1.83m x 1.68m)

("L" shaped maximum). With vinyl floor covering, radiator, uPVC double glazed window and door to a rear Covered/Storm Porch, ceiling light, door to Inner Hall and door opening to:-

Kitchen



9'1" x 8'9" (2.77m x 2.67m)

With vinyl floor covering, radiator, range of fitted floor and wall cupboards, single drainer stainless steel sink unit with mixer tap, Airing/Boiler Cupboard housing a Worcester Heatslave 12/18 Oil Combination Boiler (heating domestic hot water and firing central heating), part tile surround, plumbing for automatic washing machine, cooker recess, cooker box, uPVC double glazed window with roller blind, ceiling light and 5 power points.

Inner Hall



10'8" x 3'2" (3.25m x 0.97m)

With vinyl floor covering, ceiling light, 2 power points, built in cupboard with shelves and door to:-

Wet Room



8'7" x 5'3" (2.62m x 1.60m)

With fully tiled walls, non-slip vinyl floor covering, white suite of WC and Wash Hand Basin, Triton Safe Guard Electric Shower with curtain and rail and low level glazed shower doors, uPVC double glazed window with roller blind, 2 Pine mirror fronted bathroom cabinets, toilet roll holder, Pine towel ring and soap dish, Pine tongue and groove clad ceiling, ceiling light, chrome heated towel rail/radiator and an extractor fan.

A uPVC double glazed door from the Rear Hall gives access to a:-

Rear Covered Storm Porch

6'6" x 4'6" (1.98m x 1.37m)

With wall light, cold water tap and opening to a rear Concreted Yard with steps leading up to rear Garden.

A staircase from the Hall gives access to the:-

First Floor

Landing (split level)



8'9" x 5'9" (2.67m x 1.75m)
("L" shaped maximum). With fitted carpet, uPVC double glazed window to rear, ceiling light, smoke detector (not tested), 1 power point and access to an Insulated Loft.

Bedroom 1



14'8" x 10'1" (4.47m x 3.07m)
With fitted carpet, uPVC double glazed window (affording views of Lower Town Harbour), ceiling light, picture rail, double panelled radiator and 1 power point.

Bedroom 2



14'7" x 8'2" (4.45m x 2.49m)
With carpet square, double panelled radiator, uPVC double glazed window (affording views of Lower Town Harbour), ceiling light, pullswitch, TV aerial cable and 5 power points.

Bedroom 3



7'2" x 6'5" (2.18m x 1.96m)
With carpet square, ceiling light and a uPVC double glazed window (affording views of Lower Town Harbour).

Externally

To the rear of the Property is a Concreted Yard/Patio with steps leading up to an elevated Patio Garden on 2 levels with Flower and Shrub Beds. There is also a 1,200 Litre Bunded Oil Tank.

Outside Electric Light and a Cold Water Tap in the Rear Covered Storm Porch.

The boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500.



SERVICES

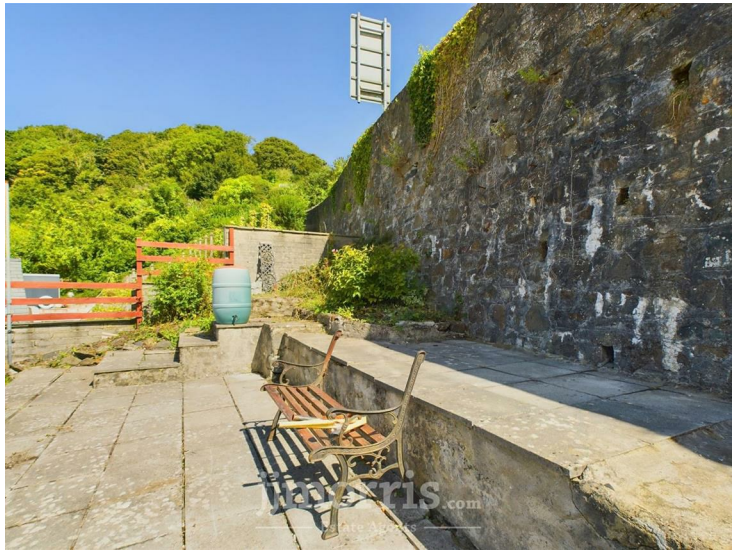
Mains Water, Electricity and Drainage are connected. Oil fired Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations.

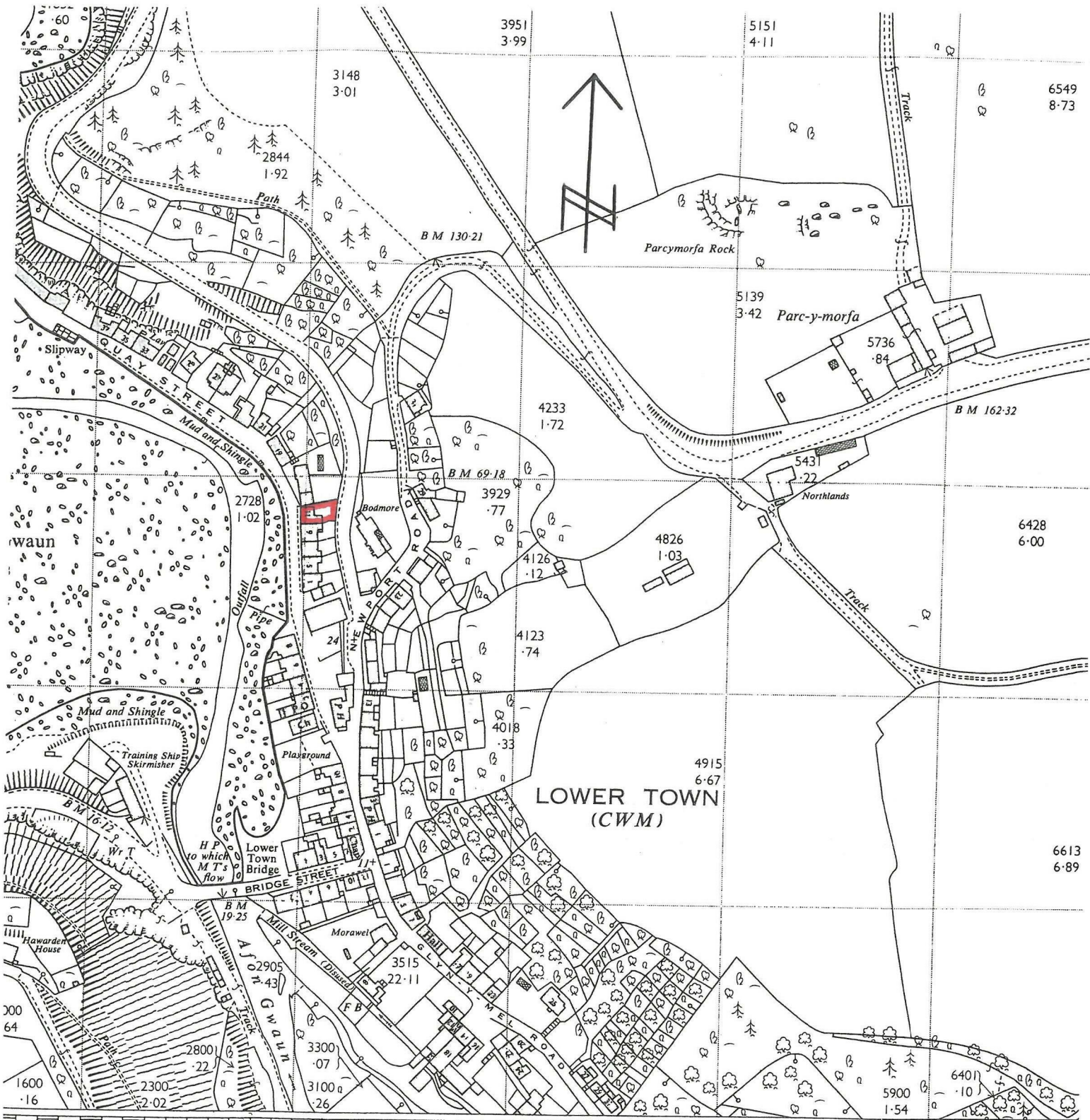
TENURE

Freehold with Vacant Possession upon Completion.

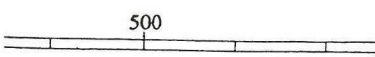
REMARKS

11 Quay Street, Lower Town is a comfortable Double Fronted, End of (original) Terrace 2 storey Dwelling House which stands in this popular Harbour Village from where uninterrupted views can be enjoyed over Lower Town Harbour. The Property is in need of some modernisation, updating and cosmetic improvement, although it benefits from Oil Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has a rear Concreted Patio/Yard with steps leading up to an elevated Patio Garden on 2 levels with Flowering Shrubs and Flower Beds. It is ideally suited for Family, Retirement, Investment or Holiday Letting purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.

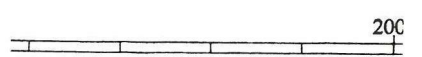




962 **D AND GOODWICK UD** **11 Quay Street,** **Lower Town, Fishguard, Pembrokeshire.** **966 FISHGUARD NORTH PH**



PLAN NOT TO SCALE



Ordnance Survey, Chessington, Surrey, 1

Plan for Identification Purposes Only.

Plan SM 9637
Plan SM 9737

- | | | |
|---|-----------------------------------|--------------------------------------|
| Antiquities (site of) | Bench Mark ↑ | Surface Level ↑ |
| Change of boundary mering | " " , Fundamental ↑ | Revision Point or Traverse Station.. |
| Limit of area within which the acreages of individual parcels are not shown ? | Parcels joined for acreages | Triangulation Station..... |

Levelling Information

Altitudes of Bench Marks and Surface Levels are given in feet above the Newlyn Datum.
Bench Mark lists, containing fuller and possibly later levelling information, are obtainable from the Director General, Ordnance Survey.

Boundary Mering Abbreviations

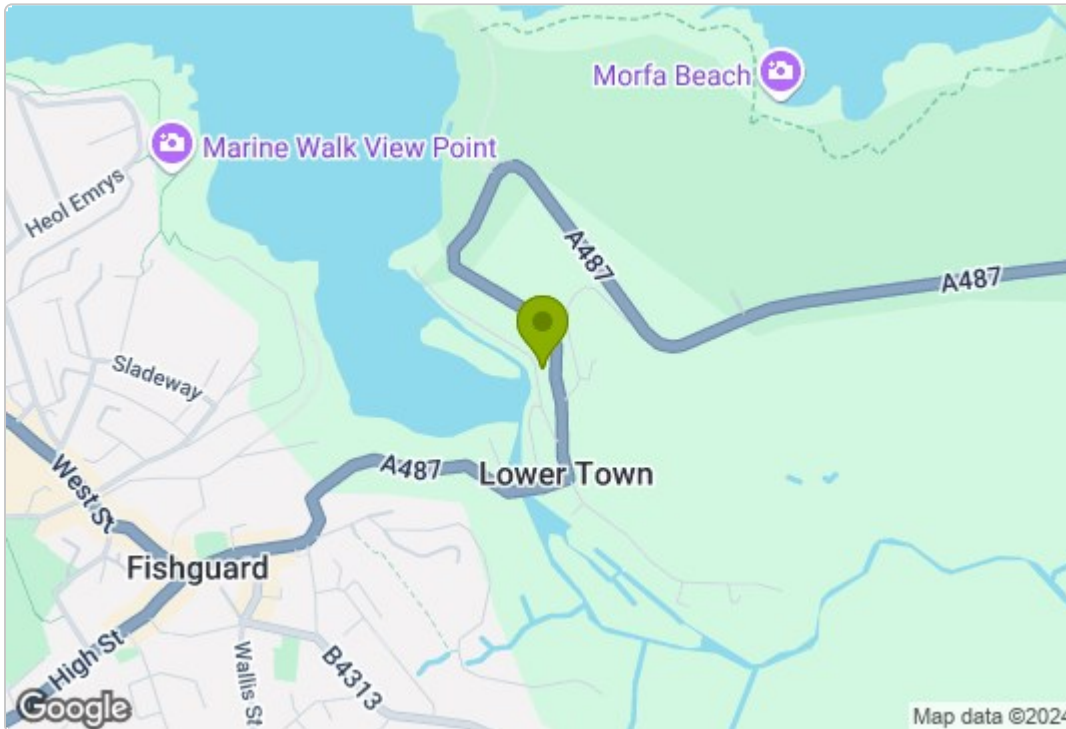
- | | | |
|--------------------------------------|---|--------------------------|
| Base of Bank BB | Centre of Old Course of Stream... COCS | Face of Wall |
| Centre of Bank CB | Centre of Road, etc..... CR | Side of River, etc |
| Centre of Canal, etc CC | Centre of Stream..... CS | Track of Hedge |

1737

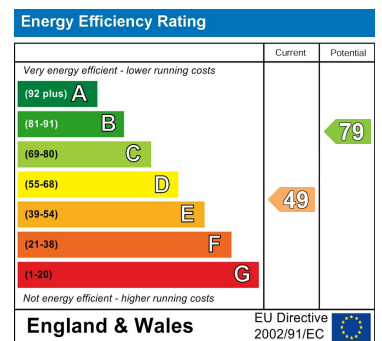
Floor Plan



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.

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