



2 The Slade, Fishguard, Pembrokeshire, SA65 9PD

Price Guide £269,950

- * An attractive, Semi Detached Character Listed Grade II Cottage Residence.
- * Comfortable, well appointed 2 Reception Rooms, Kitchen/Breakfast, 2 Bedrooms and Bathroom accommodation.
 - * Gas Central Heating, partial Double Glazing and Roof Insulation.
- * Front Lawned Garden with Flowering Shrubs as well as a rear Landscaped Garden with Flower and Shrub Borders, Ornamental Stone areas, Concreted and a Circular Block Paved Patio area.
 - * Cellar Store with Gas fired Central Heating Boiler.
- * Ideally suited for Retirement, a Couple, Small Family or for Investment 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, Cafes, Takeaways, a Post Office, Repair Garages, a Petrol Filling Station/Store, Art Galleries, a Cinema/Theatre, Supermarkets, a Library 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.

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 including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Post Office, Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, Further Education College, 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 Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

The Slade is popular Residential Area which runs in an eastly direction off West Street. 2 The Slade is situated within 30 yards or so of West Street, which is the main access road linking Fishguard with Goodwick. Fishguard Town Shopping Centre and Market Square are within a few hundred yards.

DIRECTIONS

From the Offices of Messrs J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for 50 yards or so and take the first turning on the right into The Slade. Proceed on this road for 30 yards or so and No. 2 The Slade is situated on the right hand side of the road (the second Semi Detached Cottage).

DESCRIPTION

2 The Slade comprises a Semi Detached 2 storey Cottage Residence of solid stone and cavity concrete block construction with natural stone faced and rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

Painted Entrance Door to:-

Sitting Room



14'2" x 11'8" (4.32m x 3.56m)

With a laminate Oak floor, tiled open fireplace with a Gas fire point, double panelled radiator, ceiling light, 2 wall lights, 6 power points. single glazed sash window and door opening to:-

Inner Hall/Dining Area



12'8" x 8'6" (3.86m x 2.59m)

With a laminate Oak floor, double panelled radiator, staircase to First Floor, understairs cupboard, open beam ceiling, ceiling light, Mains Smoke Detector, coat hooks, alcove with shelves, 6 power points, staircase to First Floor and an archway with steps leading down to a:-

Kitchen/Breakfast Room



13'0" x 11'0" (3.96m x 3.35m)

With a fitted range of floor and wall cupboards, Hotpoint eye level double Oven/Grill, 4 ring Gas Cooker Hob, Cooker Hood, vinyl floor covering, 2 Hardwood double glazed windows with blinds, 10 power points, appliance points, single drainer Porcelain sink unit with mixer tap, concealed worktop lighting, 4 ceiling spotlight, double panelled radiator and hardwood double glazed Patio door to exterior.

First Floor

Landing



With fitted carpet, smoke detector (not tested), ceiling light and access to an Insulated Loft.

Bathroom



With white suite of panelled Bath with shower attachment, Wash Hand Basin and WC, part tiled surround, radiator, Velux window, shaver light/point, vinyl floor covering, ceiling light, glazed shower screen, wall shelf, towel ring and toilet roll holder.

Bedroom 1 (front)



14'1" x 12'1" (4.29m x 3.68m)

(approx). With fitted carpet, radiator, single glazed sash window, ceiling light and 6 power points.

Bedroom 2



13'0" x 12'4" (3.96m x 3.76m)

With fitted carpet, 2 hardwood double glazed windows, radiator, ceiling light, pull switch, 6 power points and a built in wardrobe with louvre doors.

Externally and accessed from the side via a pedestrian door is a:-

Cellar Store

11'6" x 8'0" (3.51m x 2.44m)

(maximum). With a wall mounted Ideal Gas Combination Boiler (heating domestic hot water and firing central heating), electric light, wall shelves, wall cupboard and 3 power points.

Externally

There is a Lawned Garden to the fore which is bounded by a stone wall together with a Flower Border, Flowering Shrubs and a small Paved Patio. There is a Ornamental Stone and Concreted Path surround to the Property and to the rear is a Concreted Patio together with a raised Flower and Shrub Border, a small circular Block Paved Patio and Slate steps leading up to an elevated Ornamental Stone Patio area.

Outside Electric Light.

The approximate boundaries of 2 The Slade are edged in red on the attached Plan which is not to Scale.

SERVICES

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Partial Double Glazing (Hardwood Double Glazed Windows and Doors to rear extension). Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

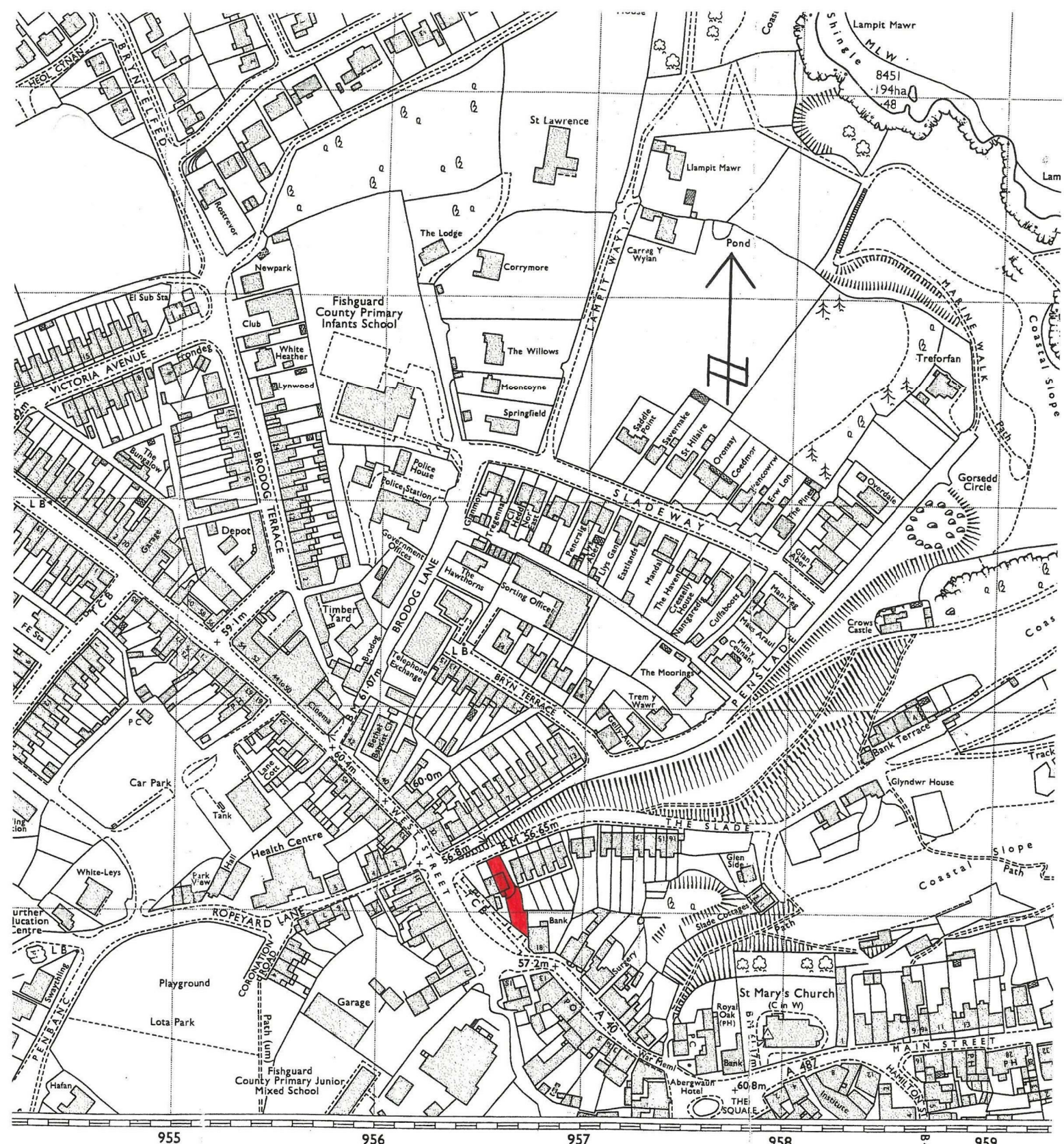
Freehold with Vacant Possession upon Completion.

LISTED BUILDING

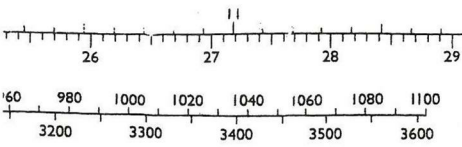
2 The Slade is a Listed Grade II Building. The Listing relates to the front stone built Cottage and not the rear extension.

REMARKS

2 The Slade is a comfortable, well appointed Semi Detached 2 storey Cottage Residence which stands in a convenient location in this popular Market Town and being ideally suited for Retirement, a Couple, Investment or for Letting purposes. The Property is in good decorative order throughout benefiting from Gas fired Central Heating, partial Hardwood Double Glazing and Loft Insulation. It has a reasonable sized front Lawned Garden with a Flower and Shrub Border and to the rear are Concreted, Block Paved and Ornamental Stone Patio areas together with Flowering Shrubs and a raised Flower Bed. It is ideally suited for a Couple, Retirement, Investment or for Letting purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.



WICK No 1 ED No 3 WARD
SM9536



**2 The Slade,
Fishguard, Pembrokeshire.**

Plan for Identification Purposes Only.

- BOUNDARIES**
- District
 - Not shown
 - E D Bdy Electoral Division
 - Ward Bdy Ward
 - Const Bdy Constituency (Co or Burgh)
 - Co Const Bdy

by the Director General of the Ordnance Survey to plan edge only. The area is shown within each parcel of land.

..... parcel number
..... area in hectares
..... area in acres
..... identify the number of the plan on which it is shown
..... if not shown

To convert hectares to acres multiply by 2.471 05
To convert acres to hectares multiply by 0.404 69

NATIONAL GRID REFERENCE

The grid lines form part of the National Grid and are at 100 metre intervals. To give a unique reference defining the position of a point to within 10 metres proceed as follows—

EXAMPLE from 1

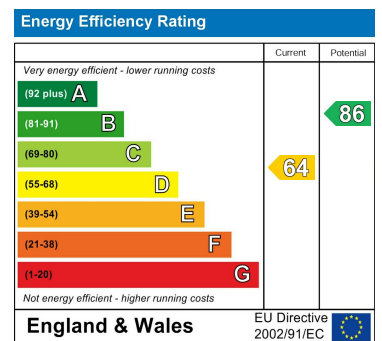
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - Exempt

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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