



56 Vergam Terrace, Fishguard, Pembrokeshire, SA65 9DF

Price Guide £320,000

- *An attractive Architect designed modern 3 storey Semi Detached Dwelling House
- *Accommodation includes a Porch, Hall, Sitting Room, Kitchen/Diner, Utility, 4 Bedrooms and 2 Bath/Shower Rooms.
- *uPVC Double Glazing, Gas Central Heating and Floor, Wall and Roof Insulation.
- *Stone Walled forecourt and an easily maintained rear Patio Garden with Ornamental Stone areas and Flower Beds.
- *Block Pavior Hardstanding adjacent to rear boundary allowing for 'Off Road Parking' and 2 Vehicles.
- *Ideally suited for Family, Retirement, Investment or for Letting purposes.
- *Inspection essential to appreciate the qualities of this exceptional Town House. Realistically priced.
- * EPC Rating "A"

SITUATION

56 Vergam Terrace is situated 600 yards or so of Fishguard Town Shopping Centre and Market Square.

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, Library, a Post Office, Hotels, Restaurants, Public Houses, Cafes, Takeaways, 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 half a mile or so by road of the Property and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm yr Eglwys, Aberfforest, Aber Rhigian, Cwm, Parrog Newport, 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 Library, Supermarkets, a Post Office, Repair Garages, a Further Education College, Petrol Filling Stations, a Leisure Centre, 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 Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

DIRECTIONS

From the offices of Messrs JJ Morris as 21 West Street turn left and proceed in the direction of Goodwick for 500 yards or so and 56 Vergam Terrace is situated on the right hand side of the road.

DESCRIPTION

56 Vergam Terrace comprises a 3 storey Semi Detached Dwelling House of cavity concrete block construction with rendered and whitened elevations under a pitched composition slate roof. Accommodation is as follows:-

Composite Double Glazed Entrance Door to:-

Porch

5'9" x 5'0" (1.75m x 1.52m)

With a Slate effect ceramic tile floor, 2 uPVC double glazed windows, ceiling light and an Oak door to:-

Hall

16'7" x 5'9" (5.05m x 1.75m)

With an Amtico tile floor with underfloor heating, central heating thermostat control, 2 ceiling lights, Mains Smoke Detector/Carbon Monoxide Alarm/Heat Detector, 2 power points, uPVC double glazed window with roller blind and Oak doors to Utility Room, Kitchen/Diner and:-

Cloakroom

6'7" x 3'8" (2.01m x 1.12m)

With an Amtico tile floor with underfloor heating, central heating thermostat control, uPVC double glazed window with roller blind, white suite of Wash Hand Basin and WC, towel hook, toilet roll holder, extractor fan and a ceiling light.

Kitchen/Dining Room



16'0" x 11'8" (4.88m x 3.56m)

With an Amtico tile floor with underfloor heating, central heating thermostat control, range of Wren fitted floor and wall cupboards with an inset single drainer one and a half bowl stainless steel sink unit with mixer tap, built in Bosch eye level double oven, built in Fridge Freezer, built in AEG dishwasher, AEG 4 ring induction hob with glass splashback, Cooker Hood (externally vented), Tek Wall Splashback, appliance points, cooker box, 16 power points, TV point, 6 downlights, Mains Smoke Detector/Carbon Monoxide Alarm/Heat Detector, ceiling light, concealed worktop lighting, uPVC double glazed window with roller blind, 2 towel hooks and an Oak door to:-

Dining Area



Utility Room



Lounge



8'8" x 6'7" (2.64m x 2.01m)

With an Amtico tile floor with underfloor heating, central heating thermostat control, inset single drainer stainless steel sink unit with mixer tap, Tek Wall Splashback, plumbing for automatic washing machine, ceiling light, Mains Smoke Detector/Carbon Monoxide Alarm/Heat Detector, extractor fan, uPVC double glazed door to rear Garden, uPVC double glazed window with roller blind, 6 power points, electricity consumer unit and a wall cupboard housing a wall mounted Gas Boiler (heating Domestic Hot Water and firing Central Heating).

First Floor

Landing



18'2" x 11'8" (5.54m x 3.56m)

With an Amtico tile floor with underfloor heating, central heating thermostat control, uPVC double glazed French doors to rear Patio Garden, uPVC double glazed window with roller blind, Mains Smoke Detector/Carbon Monoxide Alarm/Heat Detector, TV point, telephone point and 10 power points.

9'7" x 9'2" (2.92m x 2.79m)

With fitted carpet, staircase to Second Floor, Honeywell Central Heating Thermostat Control, 2 power points, 2 ceiling lights, built in Airing Cupboard with a pressurised hot water cylinder and immersion heater and 2 Honeywell Central Heating Timeswitches.

Bedroom 2



11'1" x 10'7" (3.38m x 3.23m)

With an Amtico tile floor, double panelled radiator, uPVC double glazed window with roller blind, built in mirror fronted wardrobe, Mains Smoke Detector/Carbon Monoxide Alarm/Heat Detector, TV point and 8 power points.

Bedroom 3

9'7" x 9'6" (2.92m x 2.90m)

With an Amtico tile floor, double panelled radiator, built in mirror fronted wardrobes, uPVC double glazed window with roller blind (affording Sea views), Mains Smoke Detector/Carbon Monoxide Alarm/Heat Detector and 8 power points.

Bedroom 4



8'10" x 8'0" (2.69m x 2.44m)

With an Amtico tile floor, double panelled radiator, uPVC double glazed window with roller blind, Mains Smoke Detector/Carbon Monoxide Alarm/Heat Detector, ceiling light and 6 power points.

Bathroom



7'3" x 6'6" (2.21m x 1.98m)

With Amtico tile floor, white suite of WC, Wash Hand Basin in a vanity surround and a panelled Bath with glazed shower screen and a Thermostatic Shower over, tiled surround, toilet roll holder, Chrome electrically heated towel rail/radiator, 4 downlighters, illuminated wall mirror, extractor fan and a uPVC double glazed window with roller blind.

Second Floor

Landing

6'9" x 5'11" (2.06m x 1.80m)

With fitted carpet, Velux window, ceiling light, Honeywell Central Heating Thermostat Control, Mains Smoke Detector/Carbon Monoxide Alarm/Heat Detector and an Oak door to:-

Bedroom 1



14'4" x 12'4" (4.37m x 3.76m)

With Amtico tile floor, double panelled radiator, uPVC double glazed window with roller blind (affording Sea views over Fishguard Bay to Dinas Head and beyond), Mains Smoke Detector/Carbon Monoxide Alarm/Heat Detector, ceiling light, TV point, 8 power points, access to undereaves storage space and an Oak door to:-

En Suite Shower Room



5'9" x 5'1" (1.75m x 1.55m)

With Amtico tile floor, ceiling light, extractor fan, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Quadrant Shower with a Thermostatic Shower, towel hook, Chrome electrically heated towel rail/radiator, ceiling light, wall mirror and a toilet roll holder.

Externally

There is a Stone walled forecourt to the Property with a Bin Storage Area and a Paved Path which leads to a private enclosed rear Patio Garden with Ornamental Stone areas, a Paved Patio and a raised Flower Bed. A pedestrian gate from the rear Garden gives access to a Block Pavior Hardstanding which allows for Off Road Parking for 2 Vehicles directly to the rear of the Property.

3 Outside Electric Lights (One Sensor Light), 2 Outside Power Points and Outside Water Tap.

SERVICES

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Cavity Wall, Floor and Roof Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. 8 Photovoltaic Solar Panels on South facing roof.

TENURE

Freehold with Vacant Possession upon Completion.

NHBC Certificate

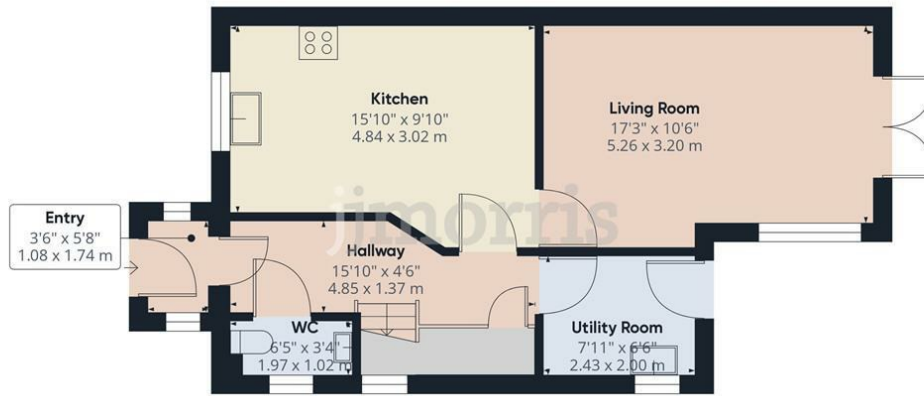
56 Vergam Terrace has a 10 year NHBC Certificate with 8 years or so remaining.

REMARKS

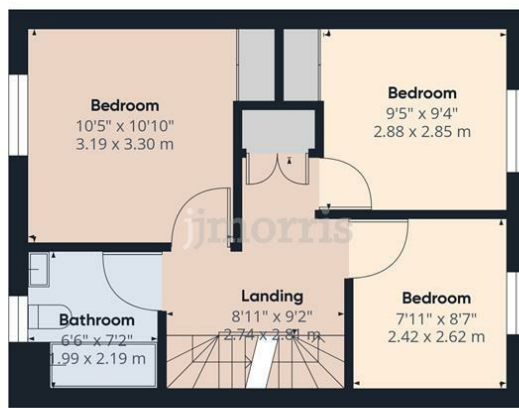
56 Vergam Terrace is an exceptionally well appointed Semi Detached 3 storey Architect designed Dwelling House which stands in a convenient and popular residential area within 600 yards or so of Fishguard Town Shopping Centre and it's amenities. The Property is in excellent decorative order throughout and has the benefit of Gas Central

Heating (underfloor heating on the Ground Floor and radiators on the First and Second Floors), uPVC Double Glazing, Cavity Wall, Floor and Roof Insulation. In addition, it has a walled Forecourt with a Bin Store and to the rear is an easily maintained private Patio Garden with Ornamental Stone areas, a Paved Patio and a raised Flower/Shrub Bed. Beyond the rear Garden is a block pavior hardstanding which allows for Off Road Parking for 2 Vehicles. The Property is ideally suited for Family, Retirement, Investment or for Letting purposes and is offered "For Sale" with a realistic Price Guide. In order to appreciate the qualities of the Property and indeed it's convenient location, inspection is essential and strongly advised.

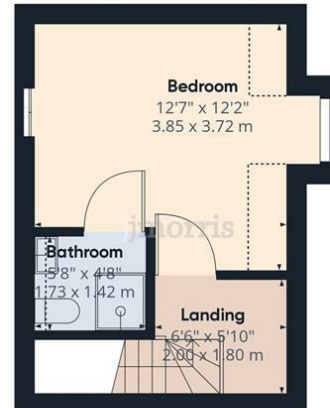
Floor Plan



Floor 0

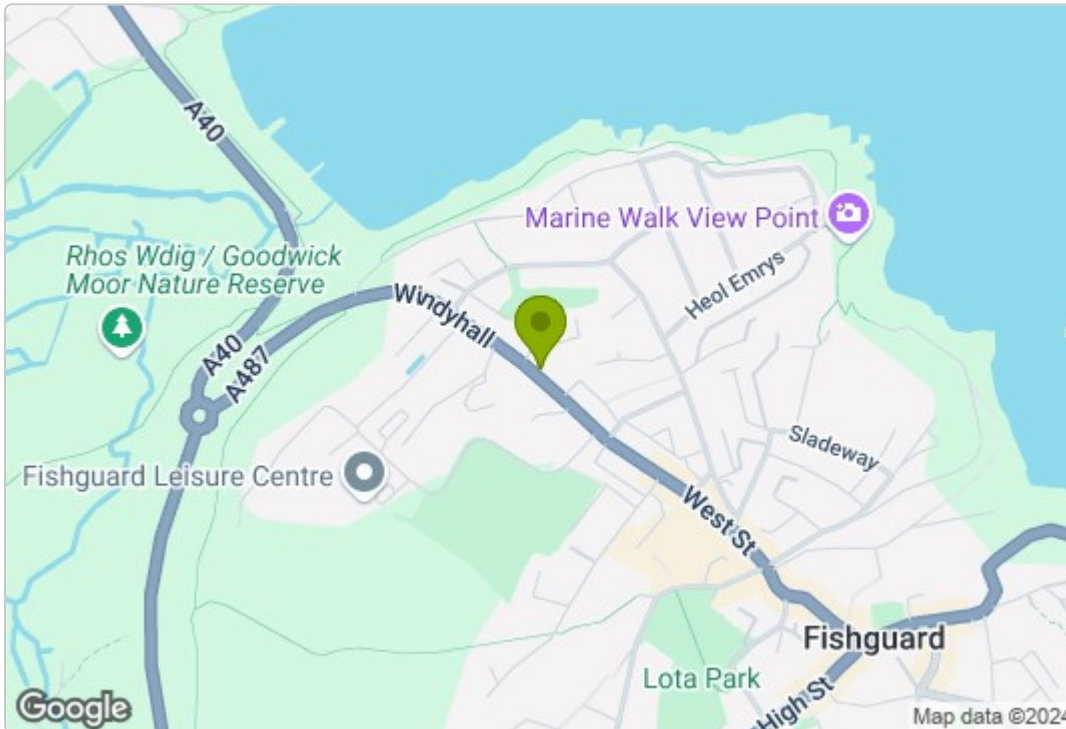


Floor 1



Floor 2

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 - D

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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