



11 Brodog Terrace, Fishguard, Pembrokeshire, SA65 9NW

Price Guide £195,000

*An attractive 2 storey Terraced Dwelling House.

*Comfortable 2 Reception, Kitchen/Diner, Wet Room, 3 Bedrooms and Bathroom accommodation.

*Gas Central Heating, uPVC Double Glazing and a mainly Boarded and Insulated Loft.

*Good sized Rear Garden with Paved Patio, Ornamental Stone Areas, a Lawn and Flowering Shrubs.

*Potential Off Road Parking for 2 Vehicles within rear Garden with access off Service Lane.

*Early inspection strongly advised. Realistic Price Guide. EPC Rating D

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, Take-Aways, Art Galleries, a Cinema/Theatre, Library, a Post Office, Petrol Filling Station/Store, 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 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, Take-Away's, Art Galleries, Petrol Filling Stations, a Post Office, Library, Repair Garages, a Leisure Centre, Further Education College, The County Council Offices and The County Hospital at Withybush.

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, Aberbach, Abermawr, Abercastle, Aberfelin and Porthgarn.

There are good road links from Fishguard along the Main A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London. In addition, there are good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the United Kingdom.

Brodog Terrace is a popular Residential area which is stands in convenient location within 350 yards or so of Fishguard Town Centre and Market Square. The Property is situated within 150 yards or so of West Street and the main thoroughfare which connects Fishguard with Goodwick and is within a short walk of the Penyraber Housing Estate which overlooks Fishguard Harbour and Fishguard Bay. Fishguard Town Centre and Market Square is within 480 yards or so of the Property.

Directions

From the Offices of Messrs J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for approximately 200 yards or so and take the turning on the right (adjacent to CK's Store) into Brodog Terrace. Continue on this road for 60 yards or so and follow the road to the left and some 90 yards or so further on, No 11 Brodog

Terrace is situated on the left hand side of the road. A "For Sale" Board is erected on site.

Description

11 Brodog Terrace comprises Terraced 2 storey Dwelling House of mainly brick construction with rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

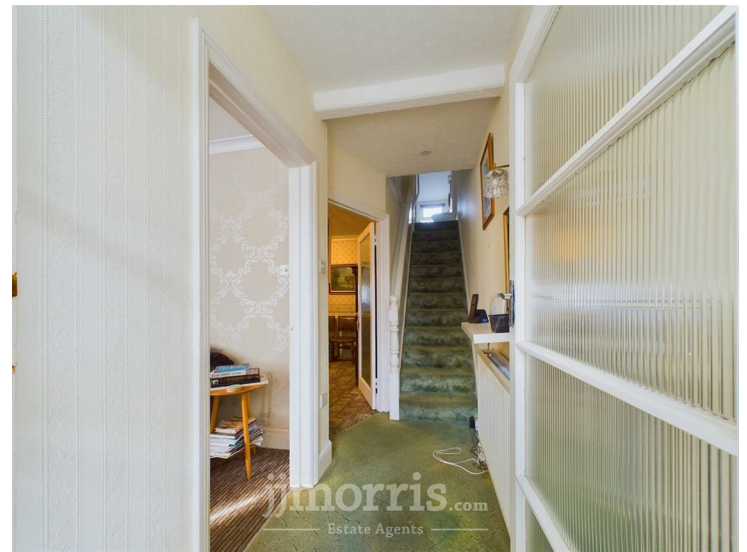
uPVC Double Glazed Entrance Door to:-

Porch

4'4" x 3'10" (1.32m x 1.17m)

With fitted carpet, ceiling light, Gas Meter, Electricity Meter and Fuse Box Cupboard, coat hooks and a glazed door to:-

Hall



9'5" x 4'3" (2.87m x 1.30m)

With fitted carpet, 2 power points, double panelled radiator, staircase to First Floor, wall light, telephone point and doors to Living/Dining Room and:-

Sitting Room



12'9" x 10'6" (3.89m x 3.20m)

With a coal effect Gas Fire set in a Marble Fireplace with a

Cherrywood surround, double panelled radiator, fitted carpet, 2 uPVC double glazed windows with vertical blinds, ceiling light, coved ceiling, T.V. point and 6 power points.

Living/Dining Room



13'9" x 11'6" (4.19m x 3.51m)

With fitted carpet, Marble Fireplace with Hardwood surround housing a coal effect Gas Fire, coved ceiling, ceiling light, alcove with shelves, T.V. aerial point, double panelled radiator, 5 power points and a glazed door to:-

Kitchen/Breakfast Room



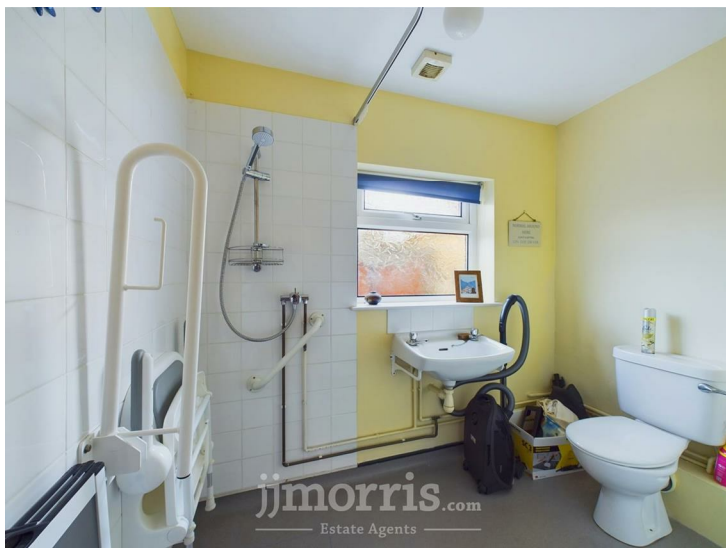
16'7" x 9'0" maximum (5.05m x 2.74m maximum)

With a ceramic tiled floor, double panelled radiator, single drainer inset stainless steel sink unit, range of light oak floor and wall cupboards, uPVC double glazed window with roller blind, Velux window, uPVC double glazed door to rear garden, plumbing for automatic washing machine, 14 power points, Alto extractor fan, wall strip light and ceiling light, part coved ceiling and part pine tongue and groove clad ceiling, cooker recess, smoke detector (not tested) and doors to Wet/Shower Room and:-

Walk in Understairs Pantry/Store Cupboard

With fitted carpet, electric light and shelves.

Wet/Shower Room



7'9" x 5'7" maximum (2.36m x 1.70m maximum)

With double panelled radiator, part tiled walls, Mira Miniduo thermostatic shower with low level glass shower doors and a shower curtain and rail, white suite of Wash Hand Basin and WC, toilet roll holder, uPVC double glazed window with roller blind, ceiling light, non slip vinyl floor covering, Newlec extractor fan, towel ring, downlighter and access to Insulated Loft.

First Floor

Split Level Landing



14'3" x 6'0" (4.34m x 1.83m)

('L' shaped maximum) With fitted carpet, 1 power point, Linen Cupboard with shelves, ceiling light, mains smoke detector (not tested) and access to an Insulated and mainly Boarded Loft which has a Velux window.

Bathroom



8'9" x 7'8" (2.67m x 2.34m)

With LVT flooring, uPVC double glazed window with roller blind, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Mira Miniduo thermostatic shower over, toilet roll holder, towel rail, double panelled radiator, ceiling light, mirror, shaver light/point, 2 towel hooks and a built in Cupboard housing a Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

Bedroom 1 (Front)



11'7" x 10'10" (3.53m x 3.30m)

With fitted carpet, ceiling light, telephone point, double panelled radiator, pull switch, coved ceiling, 4 power points and a uPVC double glazed window with vertical blinds.

Bedroom 2 (Rear)



10'9" x 10'7" (3.28m x 3.23m)

With fitted carpet, double panelled radiator, ceiling light, uPVC double glazed window, pull switch, TV point and 4 power points.

Bedroom 3



8'5" x 6'0" (2.57m x 1.83m)

With fitted carpet, uPVC double glazed window with vertical blinds, 2 power points, ceiling light and pull switch.

Externally



To the rear of the Property is a Paved Patio area together with an Ornamental Stone Patio Garden with Flowering Shrubs, a Strawberry Tree, Camellia, Buddleia etc etc. Beyond is a Lawned Garden and an Ornamental Stone Hardstanding/Patio Area with a Pedestrian Gate leading out onto a Rear Service Lane. This area of Land would provide Off Road Parking for 2 Vehicles as the Property benefits from Rear Vehicular and Pedestrian Access off the Service Lane which links Brodog Terrace with Victoria Avenue. Outside Water Tap and an Outside Sensor Light.

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

Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom regulations. Broadband Connection.

Tenure

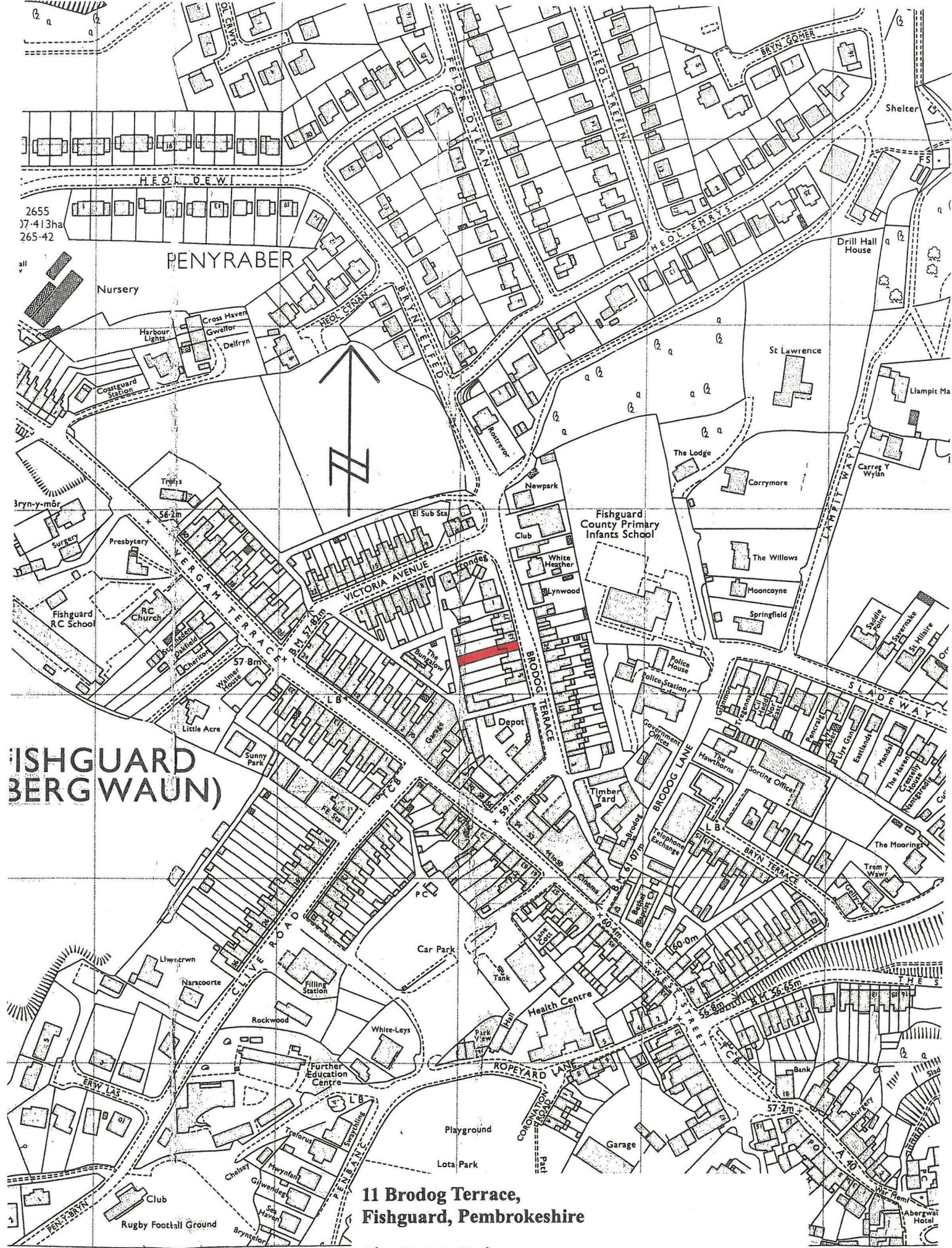
Freehold with Vacant Possession Upon Completion.

Rights of Ways

The Property benefits from rear Vehicular and Pedestrian access over the Service Lane which links Brodog Terrace with Victoria Avenue.

Remarks

11 Brodog Terrace is a comfortable, well appointed Terraced 2 storey Dwelling House which stands in a convenient location and being ideally suited for First Time Buyers, a Family, Retirement or for Investment purposes. The property is in good decorative order and has the benefit of Gas Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has a sizeable rear Lawned Garden, a Paved Patio, Ornamental Stone Areas, Flowering Shrubs and potential Off Road Parking for 2 Vehicles with access off the Rear Service Lane. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

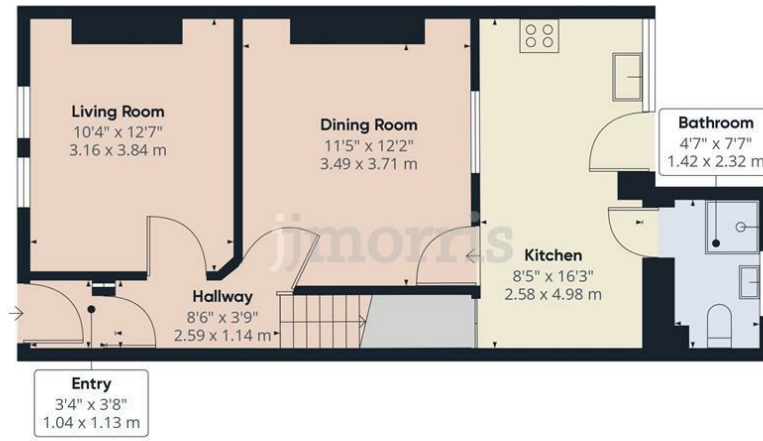


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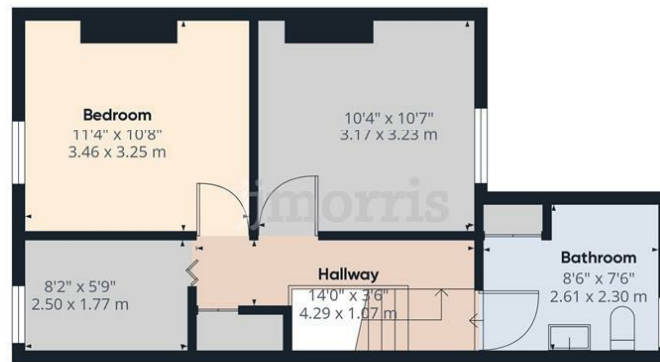
Plan Not to Scale.

Plan for Identification Purposes Only

Floor Plan

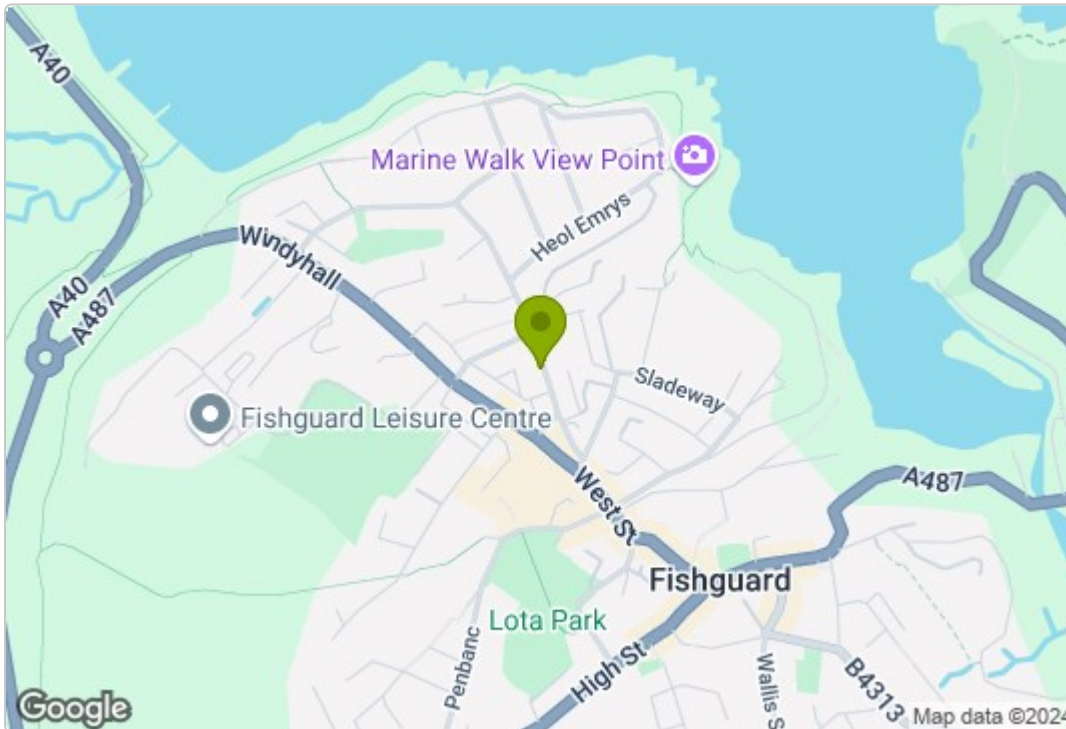


Floor 0

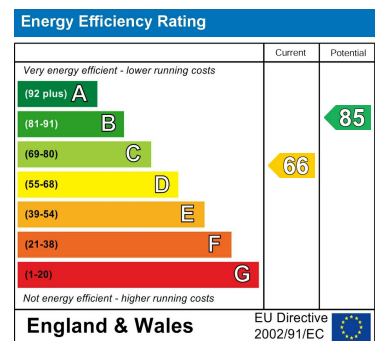


Floor 1

Area Map



Energy Efficiency Graph



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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