



Elim Lodge, 13 Main Street, Fishguard, Pembrokeshire, SA65 9HG

Price Guide £425,000

*An attractive and substantial Listed Grade II Terraced 2 storey residence.

*Generously proportioned accommodation including Hall, Sitting Room, Dining Room, Cloakroom, Walk in Larder, Kitchen/Breakfast Room, Conservatory, 3 Bedrooms, Bathroom and Shower Room.

*Gas Central Heating, partial Double Glazing and a Boarded Loft 40'0" x 18'0" approx.

*Walled and Rail forecourt and a sizeable established Gardens with Lawned Areas, Flowering Shrubs, Apple and Cherry Trees.

*Rear Vehicular and Pedestrian access off Main Street together with a Tarmacadamed Hardstanding for Vehicle Parking.

*Self Contained Cottage known as Elim Cottage of stone construction with a slate roof with accommodation including Hall, Bedroom and Shower Room on the Ground Floor and a Open Plan Living Room and Kitchen on the First Floor.

*The Property has a wealth of Character with many attractive features including an illuminated well in the Conservatory.

*Ideally suited for Family or Retirement purposes. Realistically priced. Inspection essential.

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, Cafés, Takeaways, a Post Office, Library, Repair Garages, 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 to 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.

Lower Fishguard Harbour is within a short walk and provides excellent boating and mooring facilities. Lower Fishguard is the mouth of the River Gwaun which provides good Salmon, Sewin (Sea Trout) and Trout fishing.

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, a Post Office, Library, Supermarkets. Petrol Filling Stations, Repair Garages, a Further Education College, 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.

Main Street is a mixed Residential/Commercial area and is the Main A487 road which leads from Market Square in the direction of Newport. Elim Lodge is situated within 150 yards or so Fishguard Town Shopping Centre and Market Square.

Description

Elim Lodge comprises a Terraced 2 storey Residence of stone construction with rendered and coloured roughcast front elevation and natural stone faced rear elevations under a pitched slate roof. Accommodation is as follows:-

Pine Painted Stained Glass Door to:-

Reception Hall



12'5" x 8'4" (3.78m x 2.54m)

With a mosaic tile floor, attractive cornice, ceiling rose, ceiling light, dado rail, stained glass window, radiator, 2 power points, telephone point, staircase to First Floor, electricity meter and fuse box cupboard, pine half glazed door to Inner Hall and doors to Dining Room and:-

Sitting Room



18'6" x 16'2" maximum (5.64m x 4.93m maximum)

With fitted carpet, fireplace with pine surround housing a woodburning stove on a slate hearth, 2 windows, (single glazed sash window to rear) and a double glazed window to fore, 2 double panelled radiators, attractive cornice, ceiling rose, ceiling light, alcove with fitted bookshelves and 4 power points.

Dining Room



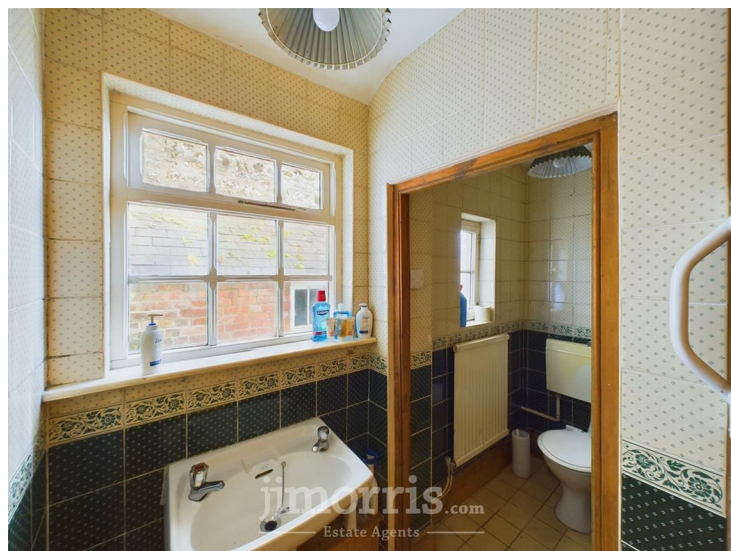
17'4" x 15'0" maximum (5.28m x 4.57m maximum)
With fitted carpet, slate fireplace with slate hearth housing a coal effect gas fire, attractive cornice, ceiling rose, ceiling light, serving hatch from the Kitchen/Breakfast Room, 2 alcoves with fitted bookshelves, double panelled radiator and 4 power points.

Inner Hall

9'10" x 4'6" (3.00m x 1.37m)

With fitted carpet, understairs cupboard with shelves, ceiling light, smoke detector (not tested), half glazed door to Walk in Larder and pine doors to Kitchen and:-

Cloakroom



3'11" x 3'9" (1.19m x 1.14m)

With quarry tile floor, Wash Hand Basin, single glazed window, ceiling light, fully tiled walls, towel ring and door to:-

Separate WC

4'11" x 3'0" (1.50m x 0.91m)

With quarry tile floor, fully tiled walls, WC, single glazed window, ceiling light, radiator and toilet roll holder.

Walk in Larder

7'2" x 3'5" (2.18m x 1.04m)

With quarry tile floor and shelves.

Kitchen/Breakfast Room



20'4" x 10'2" (6.20m x 3.10m)

(plus door recess) With pine floorboards, single glazed window to Conservatory, gas fired Rayburn range (heating domestic hot water, cooking and firing central heating), double panelled radiator, plumbing for automatic washing machine, range of fitted floor and wall cupboards, inset single drainer one and a half bowl sink unit with mixer tap, Ignis built in electric Single Oven/Grill, 4 ring gas Cooker Hob, Neff Cooker Hood, glass splashback, plumbing for washing machine, plumbing for dishwasher, appliance points, serving hatch to Dining Room, meat hooks, strip light over serving hatch, 2 ceiling lights, 9 power points, cooker box and half glazed door to:-

Conservatory



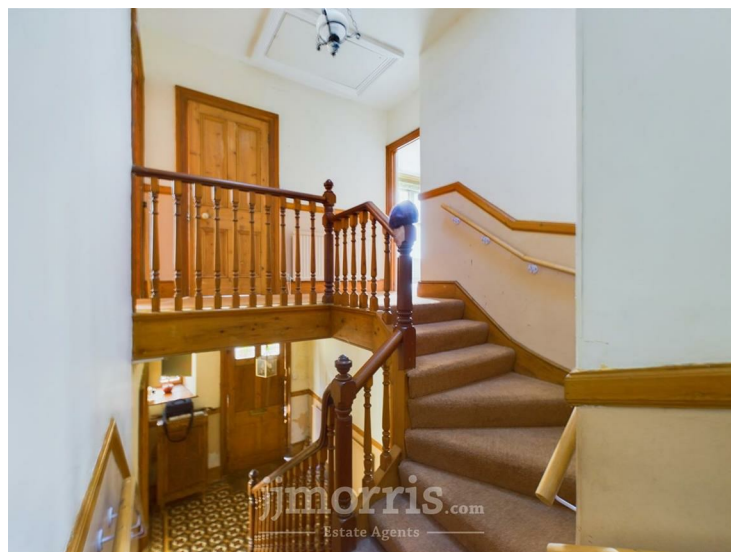
25'6" x 14'6" (7.77m x 4.42m)

('T' shaped) Being single glazed with ceramic tile floor, pedestrian door to Side Garden, half glazed double doors to a raised Concreted Patio with steps leading to Rear Garden, 4 concealed wall strip lights, 6 power points, 2

double panelled radiators and an illuminated Well with glass cover.

A staircase from the Hall gives access to a:-

Half Landing



3'6" x 3'6" (1.07m x 1.07m)

With fitted carpet and staircases to Main Landing and:-

First Floor

Rear Landing

3'6" x 3'6" (1.07m x 1.07m)

With fitted carpet, ceiling light, 1 power point and access to a Loft with Velux window.

Bedroom 3



12'0" x 10'0" (3.66m x 3.05m)

With fitted carpet, single glazed sash window (affording views of Lower Town Harbour and sea views over Fishguard Bay), cast iron feature fireplace with slate hearth, double panelled radiator, ceiling light, 4 power points and fitted wardrobes along one wall.

Shower Room

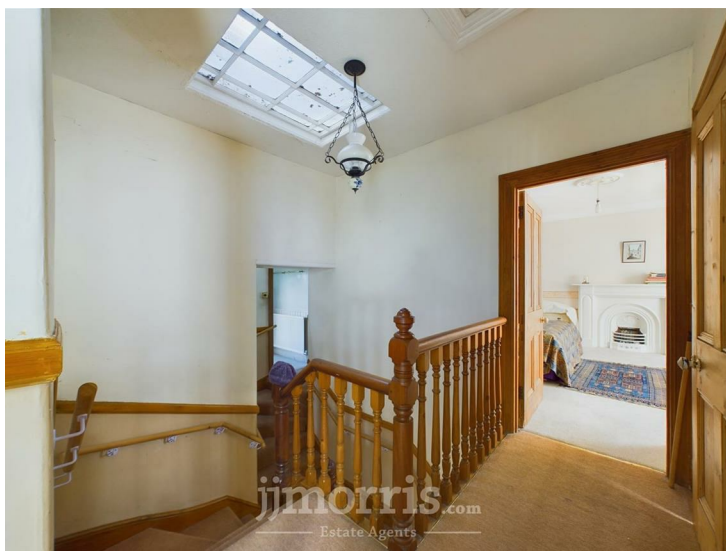


11'6" x 9'8" maximum (3.51m x 2.95m maximum)

With fitted carpet, single glazed sash window (affording views to Lower Town Harbour and sea views to Fishguard Bay), radiator, white suite of Saniflow WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Mira Sport electric shower, attractive cornice, Airing Cupboard with shelves housing a Honeywell central heating timeswitch and a pre lagged copper hot water cylinder and immersion heater, radiator, wall mirror, 2 towel rails, robe hooks, wall light, ceiling rose and a mirror fronted bathroom cabinet.

First Floor

Landing



9'8" x 5'8" (2.95m x 1.73m)

('T' shaped) With fitted carpet, dado rail, radiator, ceiling light, 1 power point and access via a pull down wooden ladder to a:-

Boarded Loft

40'0" x 18'0" approx (12.19m x 5.49m approx)

With Velux window, electric light and 2 power points.

Bedroom 1



17'9" x 14'0" (5.41m x 4.27m)

With fitted carpet, single glazed sash window, double panelled radiator, ceiling rose, ceiling light, attractive cornice, cast iron feature fireplace with a painted pine surround, 6 power points and fitted wardrobes, dressing table and chest of drawers.

Bedroom 2



19'6" x 14'10" maximum (5.94m x 4.52m maximum)

With fitted carpet, fitted wardrobe, attractive cornice, ceiling rose, ceiling light, Marble, cast iron and tile fireplace with a marble hearth, single glazed sash window to rear (affording sea views), double glazed window to fore, 2 double panelled radiators, ceiling rose, ceiling light and 6 power points.

Bathroom

9'8" x 7'6" (2.95m x 2.29m)

With fitted carpet, single glazed sash window, suite of panelled Bath, Wash Hand Basin in a vanity surround and WC, part tile surround, double panelled radiator, attractive cornice, ceiling light, shaver light/point, electrically heated towel rail/radiator and a wall mirror.

There is a wall and rail forecourt to the Property with a crazy paved area and to the rear is a yard with an adjacent:-

Lean to Store Shed

9'6" x 4'0" (2.90m x 1.22m)

Of brick construction a slate roof.

Beyond is a sizeable, gently sloping Lawned Garden with a Bramley Apple Tree , Cherry Trees and Flowering Shrubs. A gate leads from the lower end of the Garden to a further sloping Lawned Garden with steps leading down to a Slate Paved Patio adjacent to Elim Cottage. In addition, there are Flowering Shrubs, Hydrangeas, Buddleia, a Conifer Tree and a Tarmacadamed Hardstanding which allows for Off Road Parking for 3/4 Vehicles. The Property benefits from a rear vehicular access off Main Street.

Outside Electric Light and an Outside Water Tap.

Adjoining the Garden at the rear is:-

ELIM COTTAGE



Elim Cottage is a 2 storey dwelling of solid stone construction with a lean to slate roof. Accommodation is as follows:-

Hardwood Stable Door to:-

Hall



5'6" x 5'2" (1.68m x 1.57m)

With staircase to First Floor, Heatstore storage heater, electricity meter and consumer unit cupboard and door to:-

Bedroom 1



16'0" x 8'2" (4.88m x 2.49m)

With 2 double glazed sash windows, understairs cupboard, open beam ceiling, 2 ceiling lights, 6 power points, whitened natural stone walls and door to:-

Shower Room



7'9" x 4'8" (2.36m x 1.42m)

With double glazed window, ceramic tile floor, suite of WC, Wash Hand Basin and glazed and tiled Shower Cubicle with a Triton Alicante electric shower, wall mirror, shaver light/point, ceiling light, open beam ceiling, Manrose extractor fan, toilet roll holder and a toothbrush holder.

First Floor

Open Plan Living Room/Kitchen



37'3" x 8'0" maximum (11.35m x 2.44m maximum)
Which has an overall measurement of 37'3" x 8'0" (11.35m x 2.44m) maximum. It is divided into 2 areas as follows:-

Living Area

24'0" x 8'0" (7.32m x 2.44m)

With 3 double glazed sash windows (affording views to Lower Town Harbour and sea views to Fishguard Bay), Heatstore storage heater, 2 TV point, 7 power points, ceiling light, 3 eyeball spotlights, pine tongue and groove clad ceiling, a woodburning stove on a slate hearth and an opening to a:-

Kitchen Area (split level)



14'0" x 8'0" (4.27m x 2.44m)

('L' shaped) With Oak fitted floor and wall cupboards, quarry tile floor, inset single drainer one a half bowl silk quartz sink unit with mixer tap, 2 cooker boxes, 8 power points, built in AEG electric Single Oven/Grill, 4 ring Cooker Hob and Cooker Hood, part tile surround, built in fridge and freezer, 2 eyeball spotlights, double glazed window, part tile surround and a pine tongue and groove clad ceiling.

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

Services

Elim Cottage has Mains Water, Electricity, Gas and Drainage connected. Gas Central Heating via Rayburn Range. Partial Double Glazing. Boarded Loft. Telephone, subject to British Telecom Regulations.

Elim Cottage has Mains Water, Electricity and Drainage connected. Economy 7 Electric Heating and Double Glazed Windows.

Tenure

Freehold with Vacant Possession upon Completion.

Listed Building

Elim Lodge is a Listed Grade II Building. Copy of the Listing is available upon request.

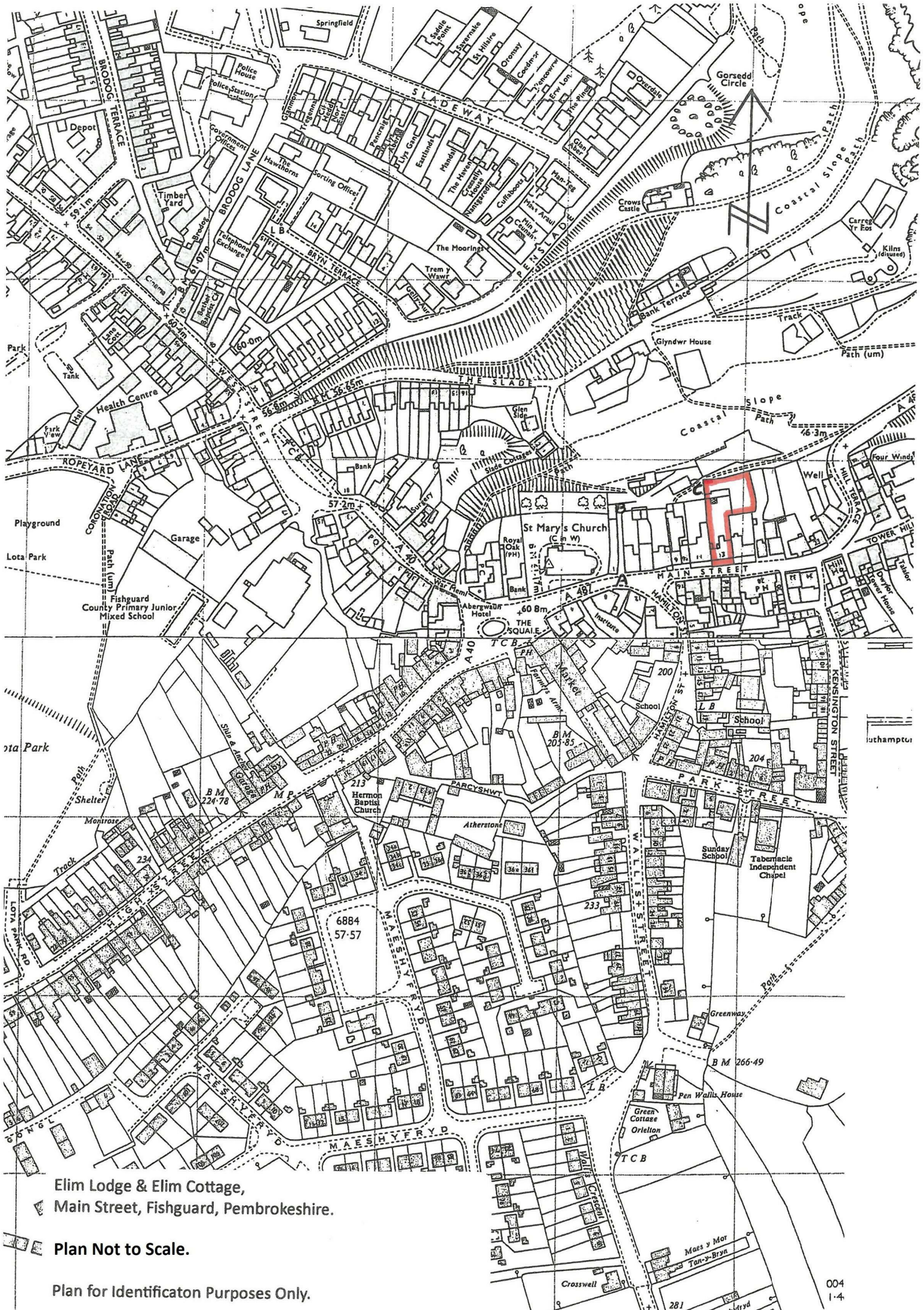
Rights of Ways

A vehicular and pedestrian access right of way exists in favour of the property between points 'A' (Main Street), 'B' and 'C' on the Plan.

Remarks

Elim Lodge is an attractive Georgian Listed Grade II Terraced 2 storey residence which stands in a convenient location in this popular Market Town from where Lower Town Harbour and Coastal Sea Views can be enjoyed over Fishguard Bay. The Property has a wealth of Character and has spacious 2 Reception, Kitchen/Breakfast Room, 3

Bedrooms and 2 Bath/Shower Room accommodation benefitting from Gas Central Heating and partial Double Glazing. In addition it has the benefit of a self contained Cottage (Elim Cottage) which has an Open Plan Living Room/Kitchen, a Bedroom and Shower Room. There is a wall and rail forecourt to the Property and to the rear is a good sized gently sloping established Gardens with Lawned Areas, Flowering Shrubs and Mature Trees. In addition, it has a Tarmacaded Hardstanding allowing for Off Road Parking for 3/4 Vehicles and a rear vehicular and pedestrian access off Main Street. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



Elim Lodge & Elim Cottage,
Main Street, Fishguard, Pembrokeshire.

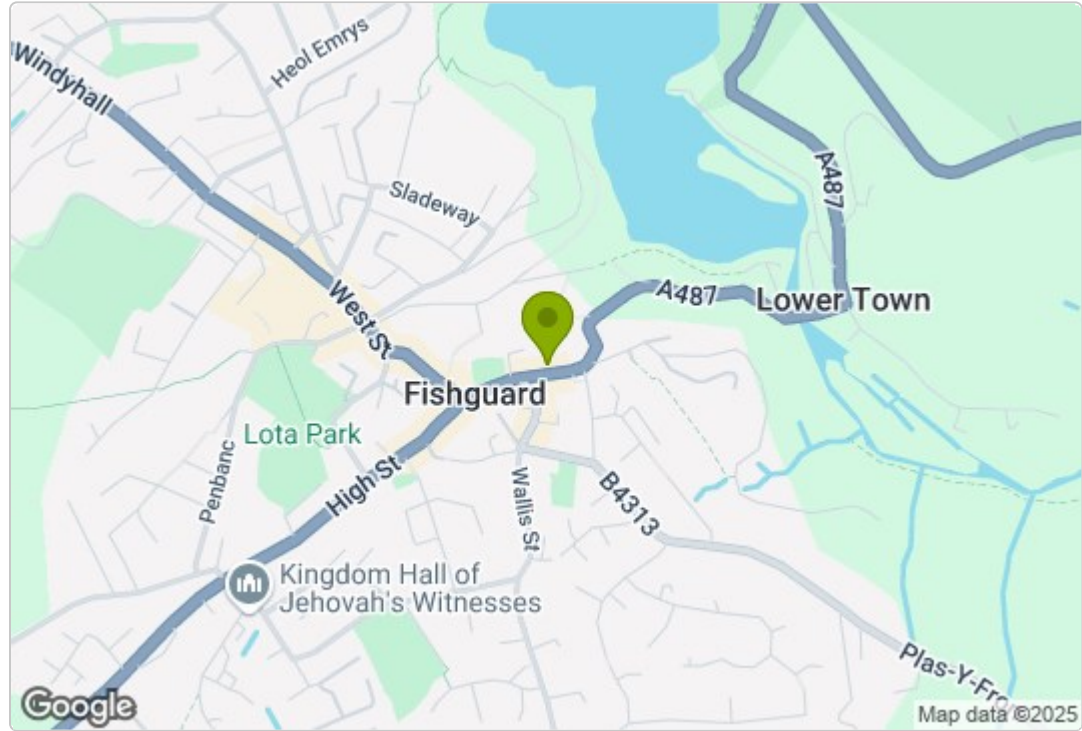
Plan Not to Scale.

Plan for Identification Purposes Only.

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 - 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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