



21 Garn Fawr, Fishguard, Pembrokeshire, SA65 9JU

Price Guide £159,950

This attractive semi-detached home is set in the popular coastal market town of Fishguard, Pembrokeshire. Offering versatile living space, the property boasts two bright and welcoming reception rooms, a modern kitchen, and a handy utility room for added convenience. With 3 well-sized bedrooms and 2 bathrooms, this home is perfect for families or those seeking extra space. Outside, a large garden provides ample outdoor space, while off-road parking adds to the practicality of this delightful property.

Ideally located close to local amenities and the scenic coastline, this home presents an excellent lifestyle opportunity.

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, Takeaway's, a Post Office, Library, Art Galleries, a Cinema/Theatre, Repair Garages, a 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 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, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

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 which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a Library, Supermarkets, a Leisure Centre, 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 both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Garn Fawr is a Residential Cul-de-sac which forms part of Maeshyfyrd which is a mixed Private and Local Authority Residential area.

21 Garn Fawr is situated within 250 yards or so by foot of Fishguard Town Shopping Centre and Market Square fr 650 yards or so by car.

DIRECTIONS

From the Offices of Messrs J. J. Morris, turn right and bear left and at the "T" junction and proceed up to Market Square. Take the first exit (left) into Main Street and continue on this road for 80 yards or so and take the first turning on the right, into Hamilton Street. Continue on this road for a 100 yards or so and proceed straight on up the hill into The Wallis and at the top of the hill, turn right into Heol Preseli. Continue on this road for a 100 yards or so

and take the first turning on the right, into Morfa Las. Proceed down the hill and take the first turning on the right into Garn Fawr. Continue on this road for a 100 yards or so and 21 Garn Fawr is situated on the right hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

21 Garn Fawr comprises a Semi Detached 2 storey Dwelling House of cavity brick construction with rendered and coloured roughcast elevations under a pitched slate roof. There is a single storey extension to the rear of the Property of brick construction with rendered and coloured roughcast elevations under a flat fibreglass roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Hall



11'5" x 6'3" (3.48m x 1.91m)

With uPVC double glazed window, radiator, ceiling light, Mains Smoke Detector, coved ceiling, staircase to First Floor, Danffos Central Heating Thermostat Control, telephone point, understairs cupboard with electricity meter and consumer unit and doors to Kitchen, Sitting Room and:-

Dining Room



13'9" x 13'7" (4.19m x 4.14m)
(max measurement to include bay). With fitted carpet, aluminium double glazed bay window, picture rail, double panelled radiator, TV aerial cable, ceiling light and 4 power points.

Sitting Room



13'9" x 11'1" (4.19m x 3.38m)
With fitted carpet, double panelled radiator, aluminium double glazed window overlooking rear Garden, picture rail, ceiling light, tiled open fireplace, telephone point and 4 power points.

Kitchen



11'3" x 8'1" (3.43m x 2.46m)
With range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, part tile surround, uPVC double glazed window, double panelled radiator, ceiling light, Manrose extractor fan, cooker hood, New World freestanding 4 ring Gas Cooker, 4 power points, half glazed door to Rear Hall and door opening to:-

Walk in Pantry

4'4" x 2'7" (1.32m x 0.79m)
With aluminium double glazed window and sloping ceiling.

Rear Hall



11'11" x 6'3" (3.63m x 1.91m)
("L" shaped maximum). With ceramic tile floor, uPVC double glazed door to rear Garden, double glazed door to front concreted Patio/Yard, double panelled radiator, ceiling light, door to Shower Room and door opening to:-

Utility Room



9'8" x 4'9" (2.95m x 1.45m)

With ceramic tile floor, inset single drainer stainless steel sink unit with hot and cold, tumble drier vent, ceiling light, 4 power points, uPVC double glazed window, plumbing for automatic washing machine and extractor fan.

Shower Room



5'10" x 5'3" (1.78m x 1.60m)

With ceramic tile floor, radiator, white suite of Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Thermostatic Shower, uPVC double glazed window, extractor fan, shaver light/point, ceiling light, fully tiled walls and a radiator.

First Floor

Landing



7'5" x 6'3" (2.26m x 1.91m)

("L" shaped). With fitted carpet, telephone point, aluminium double glazed window, ceiling light, Mains Smoke Detector, 1 power point and access to an Insulated Loft.

Bathroom



8'0" x 6'0" (2.44m x 1.83m)

With vinyl floor covering, white suite of panelled Bath, Wash Hand Basin and WC, aluminium double glazed window, double panelled radiator, Thermostatic Shower over Bath, ceiling light, tiled splashback and a heated towel rail.

Bedroom 1



12'8" x 10'10" plus door recess 4'1" x 3'0" (3.86m x 3.30m plus door recess 1.24m x 0.91m)
With fitted carpet, ceiling light, 2 power points, picture rail, double panelled radiator, fitted wardrobe and aluminium double glazed window (affording Sea views).

Bedroom 2 (rear)



10'4" x 9'2" plus door recess 3'8" x 2'10" (3.15m x 2.79m plus door recess 1.12m x 0.86m)
With fitted carpet, ceiling light, aluminium double glazed window overlooking rear Garden, picture rail, double panelled radiator, 2 power points and a Boiler Cupboard with a Honeywell Central Heating Timeswitch and a Vaillant wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

Bedroom 3



9'3" x 8'4" (2.82m x 2.54m)
With fitted carpet, aluminium double glazed window (affording Sea views), picture rail, ceiling light and 2 power points.

Externally

There is a gravelled hardstanding to the fore allowing for Off Road Vehicle Parking together with a small Lawned Garden with Flowering Shrubs and a Concreted Yard/Patio which gives access to the pedestrian door to the Rear Hall. To the rear of the Property are Concreted and Paved Patio areas together with a good sized Lawned Garden with Hydrangeas, Fuchsias and Flowering Shrubs.

Outside Electric Light.

The boundaries of 21 Garn Fawr are edged in red on the attached Plan to the Scale of 1/2500.

SERVICES

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

TENURE

Freehold with Vacant Possession upon Completion.

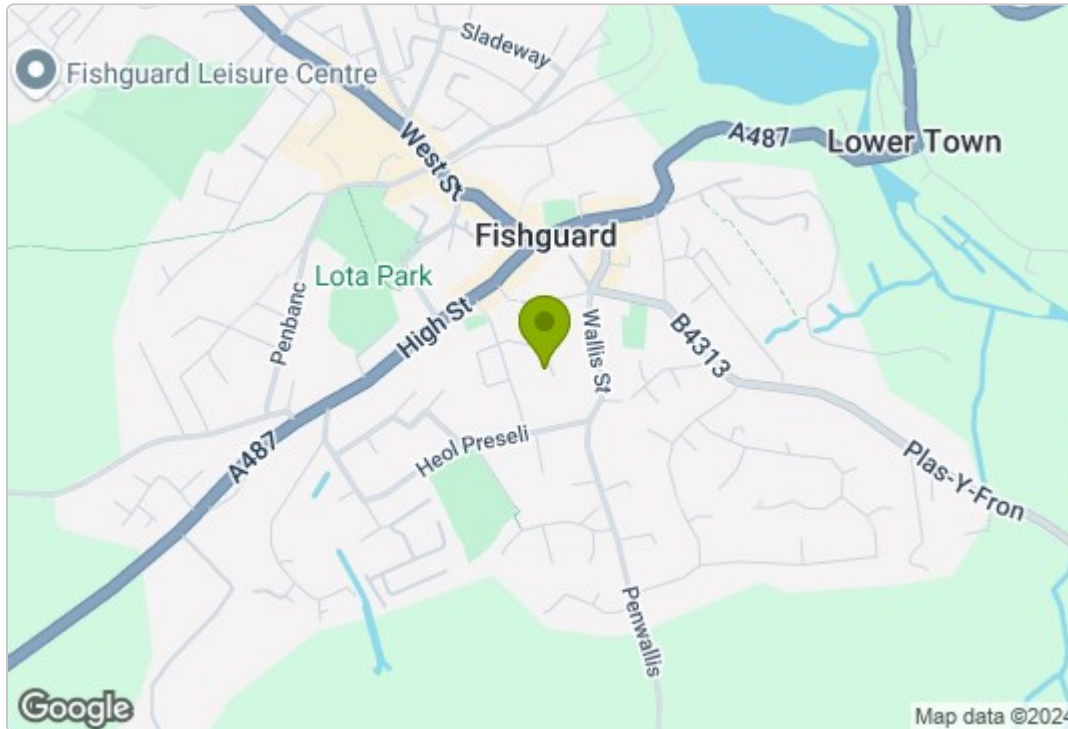
REMARKS

21 Garn Fawr is a comfortable, Semi Detached Ex Local Authority Dwelling House which stands in a convenient location in this popular Market Town and being ideally suited for First Time Buyers, a Family, Retirement or for Investment purposes. The Property benefits from Gas Central Heating, Double Glazing and Loft Insulation, although it is now in need of modernisation, updating and cosmetic improvement. It has the benefit of Off Road Parking to the fore together with front and rear Lawned Gardens with Flowering Shrubs and Concreted and Paved Patio areas. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

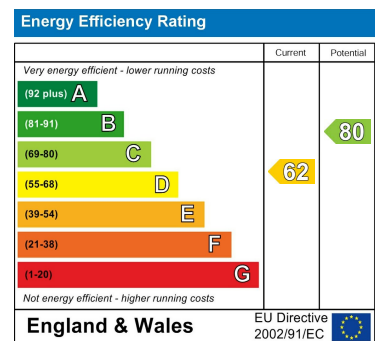
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - C

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