



15 Victoria Avenue, Fishguard, Pembrokeshire, SA65 9DJ

Price Guide £199,950

This modern 3 bedroom terraced home offers contemporary living in the heart of Fishguard, Pembrokeshire. Inside, an inviting open-plan living and dining area is perfect for entertaining, enhanced by large windows that flood the space with natural light. The newly fitted kitchen is sleek and practical, featuring built in appliances and ample storage, designed with modern finishes for a clean, polished look.

The property comprises 3 comfortable bedrooms and large family bathroom. Outside, there is a low-maintenance garden space, perfect for enjoying the coastal air. Located just moments from Fishguard's bustling town center, this property combines the charm of seaside living with the convenience of being near shops, cafes, and scenic coastal walks.

Overview

Fishguard is a popular market town which stands on the north Pembrokeshire coastline. The town has the benefit of a great local shops together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Restaurants, Public Houses, and a Leisure Centre.

A short walk away from the property stands the old harbour of Lower Town is set below the main town of Fishguard. It is a particularly picturesque village with tidal inner harbour, where the River Gwaun meets the sea. Looking across from Lower Town Harbour you can see Fishguard Harbour which has a Ferry terminal providing crossings to Rosslare in Ireland and there is also a train station with links to London running from Goodwick. The famed Pembrokeshire coastal path runs along the coastlines from where to enjoy the most breathtaking views. In our opinion properties of this nature are very few and far between and very rarely are on the market.

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.

Porch

With decorative quarry tiles, electricity meter cupboard and consumer unit and glazed door.

Hallway



With fitted carpet, ceiling light, radiator and staircase to First Floor.

Living Room



12'9 x 12'5 (3.89m x 3.78m)

With beech effect wooden flooring, uPVC Double Glazed Bay window, attractive fireplace housing a gas fire, ceiling light, 2 wall lights, radiator, ample power points and opening archway in dining room.

Dining Room



12'9 x 12'5 (3.89m x 3.78m)

With beech effect wooden flooring, radiator, ample power points, uPVC Double Glazed window, ceiling light, understairs cupboard with coat hooks and opening to kitchen.

Kitchen



9'3 x 7'9 (2.82m x 2.36m)

This modern fitted kitchen has a range of fitted floor and wall units with built in electric fan oven, 4 ring gas hob, large built in fridge freezer and under-counter lighting. A Upvc glazed door will lead you to the rear lawned garden with patio and also the utility room.

Utility Room

Located in one of the outbuildings this space has plumbing for washing machine, with built in shelf for potential tumble dryer. Housing the main gas combination boiler and ample power points.

Landing



With fitted carpet, access to insulated loft, and doors leading to all main rooms on first floor.

Bedroom 1



11'9 x 9' (3.58m x 2.74m)

With fitted carpet, ceiling light, uPVC Double Glazed window, radiator and ample power points.

Bedroom 2



10'8 x 10'6 (3.25m x 3.20m)

With fitted carpet, uPVC double glazed window, ceiling light, radiator and ample power points.

Bedroom 3



12'8 x 6'7 (3.86m x 2.01m)

L'shaped with fitted carpet, uPVC double glazed window, wall shelf, radiator, ceiling light and ample power points.

Bathroom



This modern fitted bathroom houses a matching white suite of bath with traditional taps, hand wash basin, WC and also the benefit of separate shower cubicle with over head shower attachment, part tiled surround with wall mounted chrome radiator.

Externally

To the fore of the property stands a courtyard space with decorative railings, and to the rear stands a large lawned garden with patio area. The property also benefits from a rear pedestrian access lane.

Additional comments

We are advised that mains water, electricity, gas and drainage are connected.

Tenure is freehold with vacant possession upon completion.

We are advised that full fibre broadband is available to

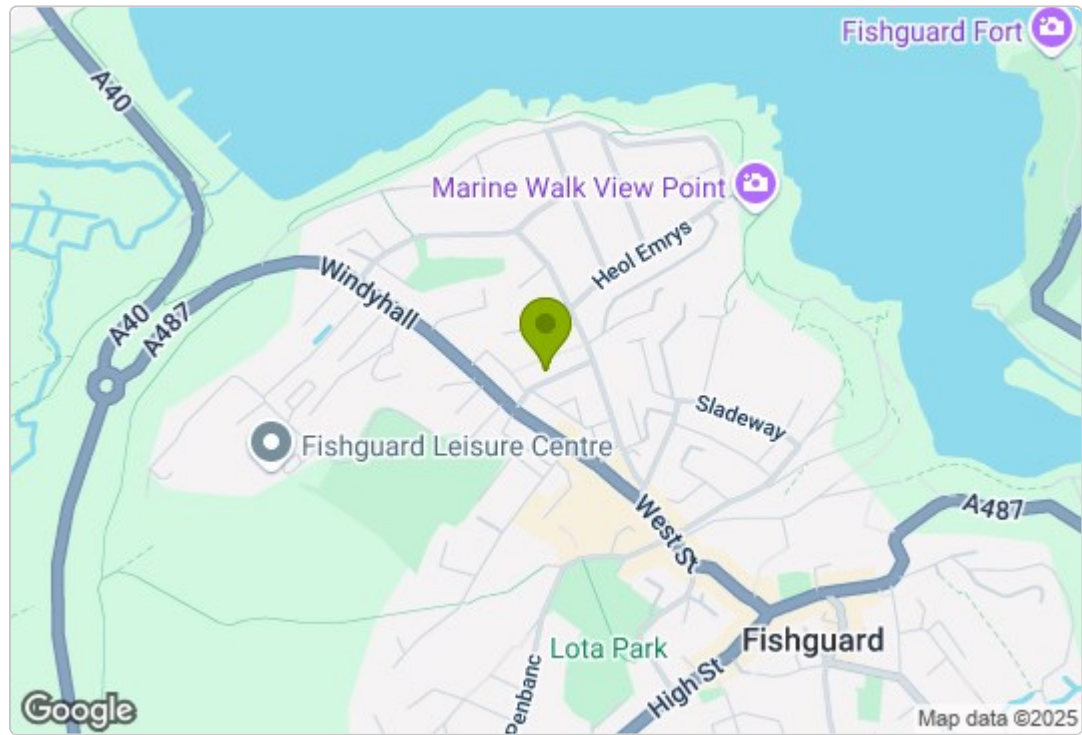
connect to the property. Good mobile signal is available in the area.

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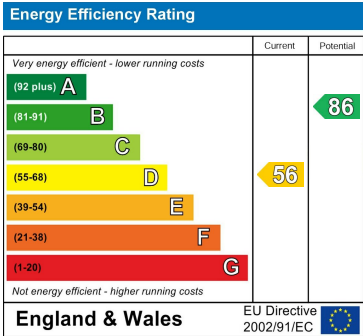
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - C

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