



20 Main Street, Fishguard, Pembrokeshire, SA65 9HJ

Price Guide £99,950

- *An attractive Listed Grade II Terraced Town House currently in need of some renovation work, modernisation and cosmetic improvement .
- * Character compact 1/2 Reception, 2 Bedroom, Kitchen and Bathroom accommodation.
 - *Gas Central Heating, Partial Double Glazing and Loft Insulation.
- *Small rear Concreted Yard/ Patio together with a Garden Store Shed/Workshop.
 - *Rear Pedestrian access off Hamilton Street.
- *When improved it is ideal for First Time Buyers, a Couple, Retirement or Letting.
 - *Early Inspection Strongly Advised. Realistic Price Guide. EPC Rating E

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, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarket and a Leisure Centre.

The twin town of Goodwick is a mile of 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 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, 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 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 Fishguard to Cardigan road. 20 Main Street is situated within 125 Yards or so of Fishguard Town Centre and Market Square.

Directions

From the Offices of J.J. Morris at 21 West Street, turn right and bear left for 100 yards or so until you reach Market Square. Take the turning on the left in the direction of Newport passing the Church on your left and 100 yards or so further on, 20 Main Street is situated on the right hand side of the road. A "For Sale" Board is erected on site.

Description

20 Main Street comprises of a Terraced 2 storey Dwelling House of solid stone construction with rendered and coloured front elevations and rendered rear elevations under a pitched composition slate roof.

Accommodation is as follows.

Ground Floor

Half glazed 6 pane door to:-

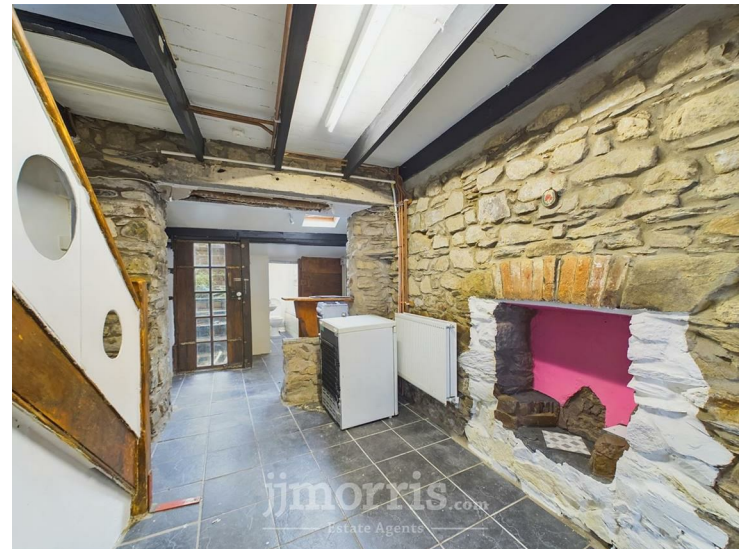
Sitting Room



15'9" x 11'1" (4.80m x 3.38m)

With a fireplace opening, radiator, electricity meter and consumer unit cupboard, 6 power points, natural stone walls and opening to:-

Dinning Area



12'0 x 8'9 (3.66m x 2.67m)

With a Ceramic tiled floor, open beam ceiling, double panelled radiator, 4 power points, staircase to first floor, natural stone walls, strip light and opening to :

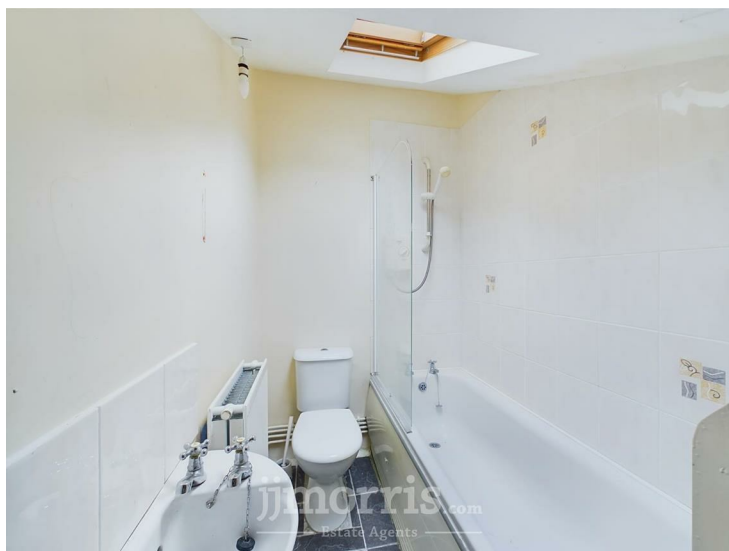
Kitchen



9'8" x 8'0" (2.95m x 2.44m)

(" L" shaped maximum) With a part ceramic tiled floor, Velux window, 3 ceiling spotlight, 5 power points, wall shelves, strip light, 10 pane glazed door rear door to garden, smoke detector (not tested) and a sliding door to:-

Bathroom



6'8" x 4'8" (2.03m x 1.42m)

With white suite panelled Bath, Wash Hand Basin and WC, double panelled radiator, part tile surround, Velux window, shaving mirror, wall shelves, Heatrae Sadia electric shower over bath and a glazed shower screen.

First Floor

Bedroom 1



15'1" x 9'11" (4.60m x 3.02m)

With pine floorboards, single glazed sash window, ceiling light, radiator, telephone point, smoke detector (not tested), feature fireplace, 4 power points and access to an Insulated Loft.

Bedroom 2



9'3" x 6'0" (2.82m x 1.83m)

With double glazed window, pine floorboards, painted tongue and groove clad ceiling, ceiling light, double panelled radiator, sloping ceiling and a Boiler Cupboard with a Honeywell Central Heating timeswitch and a wall mounted Ideal Logic Gas Combination Boiler (heating domestic hot water and firing central heating).

Externally

Directly to the rear of the Property is a set of steps which leads up to a Concreted Yard/Patio and a:-

Lean To Store Shed/Workshop



10"x 9'6" approx (3.05mx 2.90m approx)

Of stone construction with a corrugated iron roof.

The Property benefits from a rear pedestrian access over a pathway which leads out to an access lane that links up with Hamilton Street .

The boundaries of 20 Main Street 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 . Single Glazed Windows to front elevation, Velux Double Glazed Skylight Windows and Double Glazed Windows and Door to rear elevation.

Tenure

Freehold with Vacant Possession upon completion.

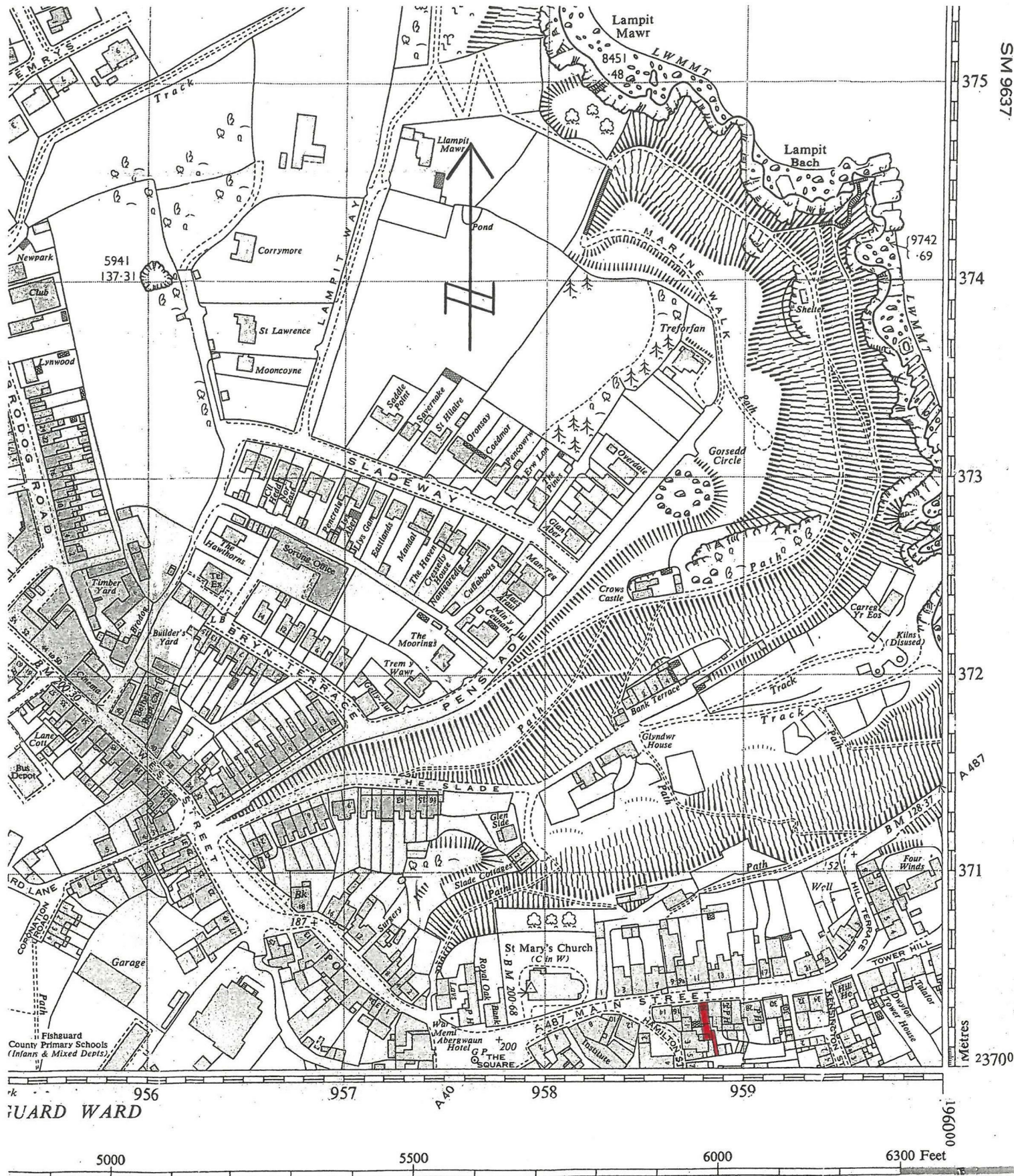
Listed Building

20 Main Street is a Listed Grade II Building.

Remarks

20 Main Street is a compact, 2 storey Terraced (Listed Grade II) Town House which stands in a convenient location within 125 Yards or so of Fishguard Town Shopping Centre and Market Square. The Property is in need of refurbishment, modernisation, updating and cosmetic improvement and would be ideally suited for First Time Buyers, (when improved), a Couple, Retirement or for Investment purposes. It has many attractive character features including Open Beam Ceilings, Natural Stone Walls, Pine Floorboards and Woodwork etc etc. To appreciate the qualities and potential of this character Cottage residence and its convenient location in this popular Market Town, early inspection is strongly advised. Realistic Price Guide.

N.B The Property is currently in the throes of being renovated and does not have any Kitchen Units nor a Sink Unit installed at present, which would make it difficult for a prospective purchaser to get a mortgage as it stands.



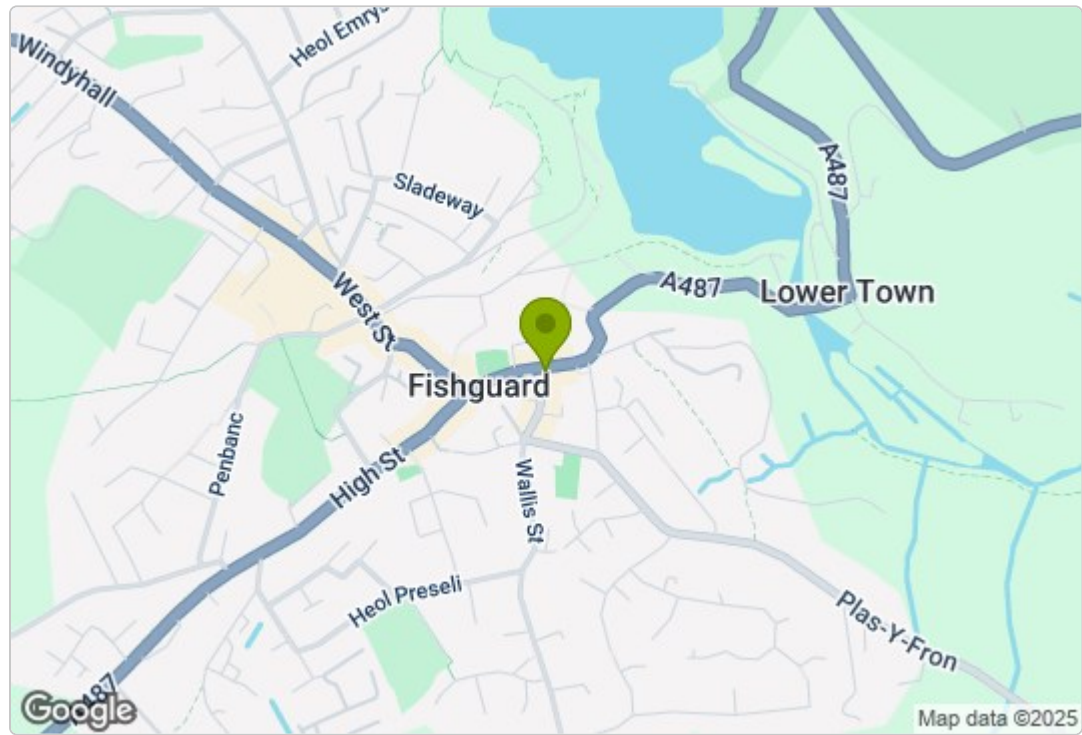
Crown Copyright 1965.

...GP	Signal Bridge	...S Br
...LB	Signal Post	...SP
...LC	Spring	...Spr
...MP	Stone	...S
...MS	Sundial	...SD
...P	Tank or Track	...Tk
...PCB	Telephone Call Box	...TCB
...PTP	Traverse Station	...ts
...PO	Water Point	...Wr Pt
...PH	Water Tap	...Wr T
...Pp	Weighbridge	...WB

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band - B

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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com