

## 6 Tlysfan, Fishguard, Pembrokeshire, SA65 9HS

**Price Guide £149,950**

This inviting 2 bedroom mid-terrace home offers a blend of modern comfort and sustainable living, set in the charming coastal market town of Fishguard. The property boasts a newly fitted, sleek modern kitchen with contemporary finishes, designed to be both functional and stylish. A large living room offers a relaxing space with the first floor offering a bathroom with 2 good size bedrooms. Recently upgraded with a mains gas central heating system and equipped with six photovoltaic solar panels, the home is energy-efficient and economical, offering reduced utility costs.

The rear of the property provides convenient off-road parking and a low-maintenance garden, ideal for enjoying outdoor relaxation with minimal upkeep. Situated within walking distance of Fishguard's local amenities, shops, and scenic coastline, this home is perfectly positioned for those seeking a balanced lifestyle in a vibrant community.



## 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.

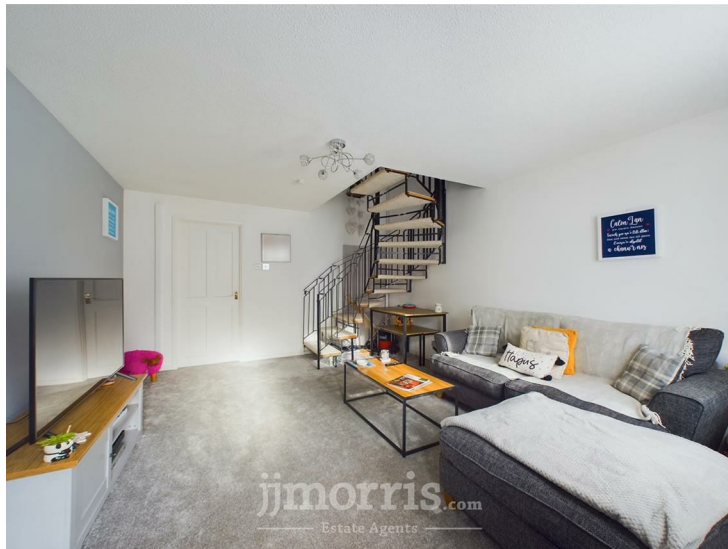
A short walk away from the property stands the old harbour of Lower Town is set below the main town of Fishguard. It is a particularly picturesque village with tidal inner harbour, where the River Gwaun meets the sea. Looking across from Lower Town Harbour you can see Fishguard Harbour which has a Ferry 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.

## Storm Porch

With uPVC double glazed door to:

## Living Room



16'3" x 12'8" (4.95m x 3.86m )

With newly fitted carpet, ceiling light, ample power points, electricity fuse box and solar panel switch, spiral staircase to first floor, radiator and door to:

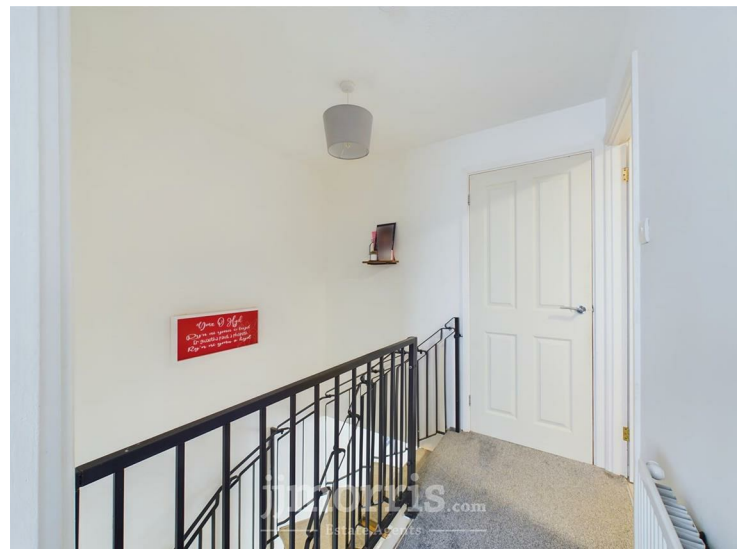
## Kitchen



12'7" x 7'9" (3.84m x 2.36m)

This newly fitted kitchen, houses a range of fitted floor and wall units, built in oven and 4 ring gas hob, ample power points and door leading to the rear of property.

## Landing



With fitted carpet, ceiling light, 1 power point and access to an Insulated Loft.

## Bedroom 1



12'8" x 7'6" (3.86m x 2.29m)

With fitted carpet, range of built in wardrobes, ceiling light, Upvc double glazed window and ample power points.

## Bedroom 2



10'7" x 8'2" (3.23m x 2.49m)

With fitted carpet, radiator, built in cupboard housing mains gas combination boiler and ample power points.

## Bathroom



7'3" x 4'8" (2.21m x 1.42m)

Fitted white suite of bath with over head shower attachment, WC, hand wash basin, radiator extractor fan and ceiling light.

## Garden



A decorative garden to the rear offering a patio area and flower bed. Out side power points,

## Services

We are advised that newly installed mains gas has been installed, mains electric connected with 6 photovoltaic solar panels, Mains water and drainage are also connected.

What3Words - ///property.type.overlaid

## Additional Information

We are advised that the property is freehold. There is rear access to the property from the garden leading to a off road parking space which is available for 1 vehicle.



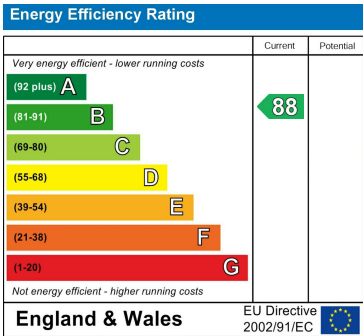
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - B

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