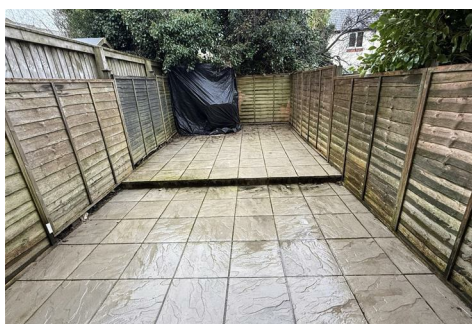




23 Tlysfan, Penwallis, Fishguard, Pembrokeshire, SA65 9HS

Price Guide £109,950

- * An attractive Terraced (brick faced) 2 storey Dwelling House.
- * Comfortable Sitting/Dining Room, Kitchen/Breakfast Room, 2 Bedrooms and Bathroom accommodation.
- * All Mains Services. Partial E7 Electric Heating. uPVC Double Glazing. Wall and Loft Insulation.
- * Easily maintained front and rear Patio Gardens.
- * Vehicle Parking Space to fore as well as an allocated Vehicle Parking Space within 30 yards of the Dwelling.
- * Ideally suited for First Time Buyers, a small Family, Investment or for Letting purposes.
- * Early inspection strongly advised. Realistic Price Guide.

SITUATION

Tlysfan is a small residential estate which is situated in an area of Fishguard known as Penwallis.

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, 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 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 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.

Tlysfan is a small Residential Estate which is situated within 650 yards or so of Fishguard Town Shopping Centre and Market Square.

DIRECTIONS

From the offices of Messrs JJ Morris at 21 West Street turn right and proceed up to Market Square. Take the turning on the 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 continue straight on up the hill into the Wallis (ignoring the turning on the right) and continue into Penwallis. Proceed on this road for 150 yards or so and take the first turning on the right into Tlysfan. Continue on this road for a short distance and bear left and 23 Tlysfan is situated on your right. A 'For Sale' board is erected on site.

What3Words - ///hormones.squabbles.stormy

DESCRIPTION

23 Tlysfan comprises a Terraced 2 storey Dwelling House of a Barratt Timber Frame Construction with brick faced elevations under a pitched concrete tiled roof.

Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Porch

4'10" x 3'10" (1.47m x 1.17m)

With a laminate wood floor, coat hooks, artex ceiling, 1 power point, electricity consumer unit and door to:-

Sitting/Dining Room



14'9" x 11'6" (4.50m x 3.51m)

With a laminate wood floor, Dimplex Storage Heater, ceiling light, smoke detector (not tested), wiring for Satellite TV, Slate hearth, 5 power points, artex ceiling, uPVC double glazed bow window, Understairs Storage Cupboard, staircase to First Floor and a half glazed door to:-

Kitchen/Breakfast Room



11'7" x 8'3" (3.53m x 2.51m)

With a ceramic tile floor, inset single drainer stainless steel sink unit, range of floor and wall cupboards, uPVC double glazed window overlooking rear Patio Garden, built in electric Single Oven/Grill, Indesit 4 ring Ceramic Hob, Cooker Hood, plumbing for automatic washing machine, part tiled surround, artex ceiling, strip light, cooker box, 7 power points and a uPVC double glazed door to rear Patio Garden.

First Floor

Landing

6'11" x 3'1" (2.11m x 0.94m)

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

Bathroom



6'6" x 5'2" (1.98m x 1.57m)

With a laminate Beech floor, white suite of panelled Bath, Wash Hand Basin and WC, part tiled surround, Mira Jump Electric Shower over Bath, electrically heated towel rail, wall mirror and a glass folding shower screen.

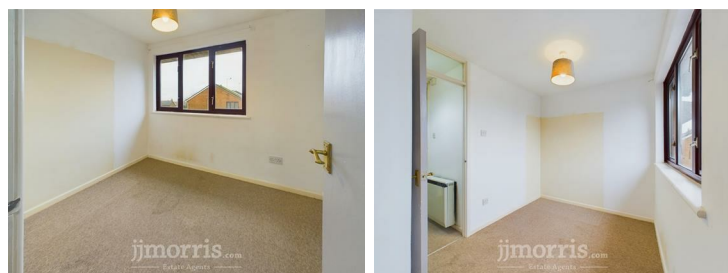
Bedroom 1 (rear)



11'7" x 8'6" (3.53m x 2.59m)

With fitted carpet, uPVC double glazed window, ceiling light, artex ceiling, wiring for Satellite TV and 2 power points.

Bedroom 2 (front)

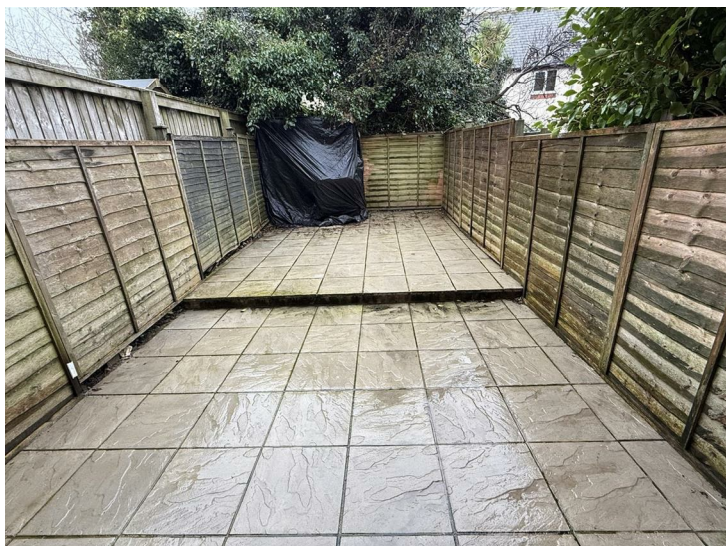


11'7" x 7'2" (3.53m x 2.18m)

(maximum measurement). With fitted carpet, uPVC double glazed window (affording Sea views to Dinas Head,) artex ceiling, ceiling light, 3 power points and an

Airing Cupboard with a pre-lagged copper hot water cylinder and immersion heater.

Externally



There is a small Paved Patio at the fore and to the rear is a reasonable sized enclosed Paved Patio Garden on 2 levels. Outside Water Tap.

Whilst there is a Vehicle Parking Space to the fore of the Property there is also an Allocated Vehicle Parking Space within 30 yards or so of the Dwelling House.

SERVICES

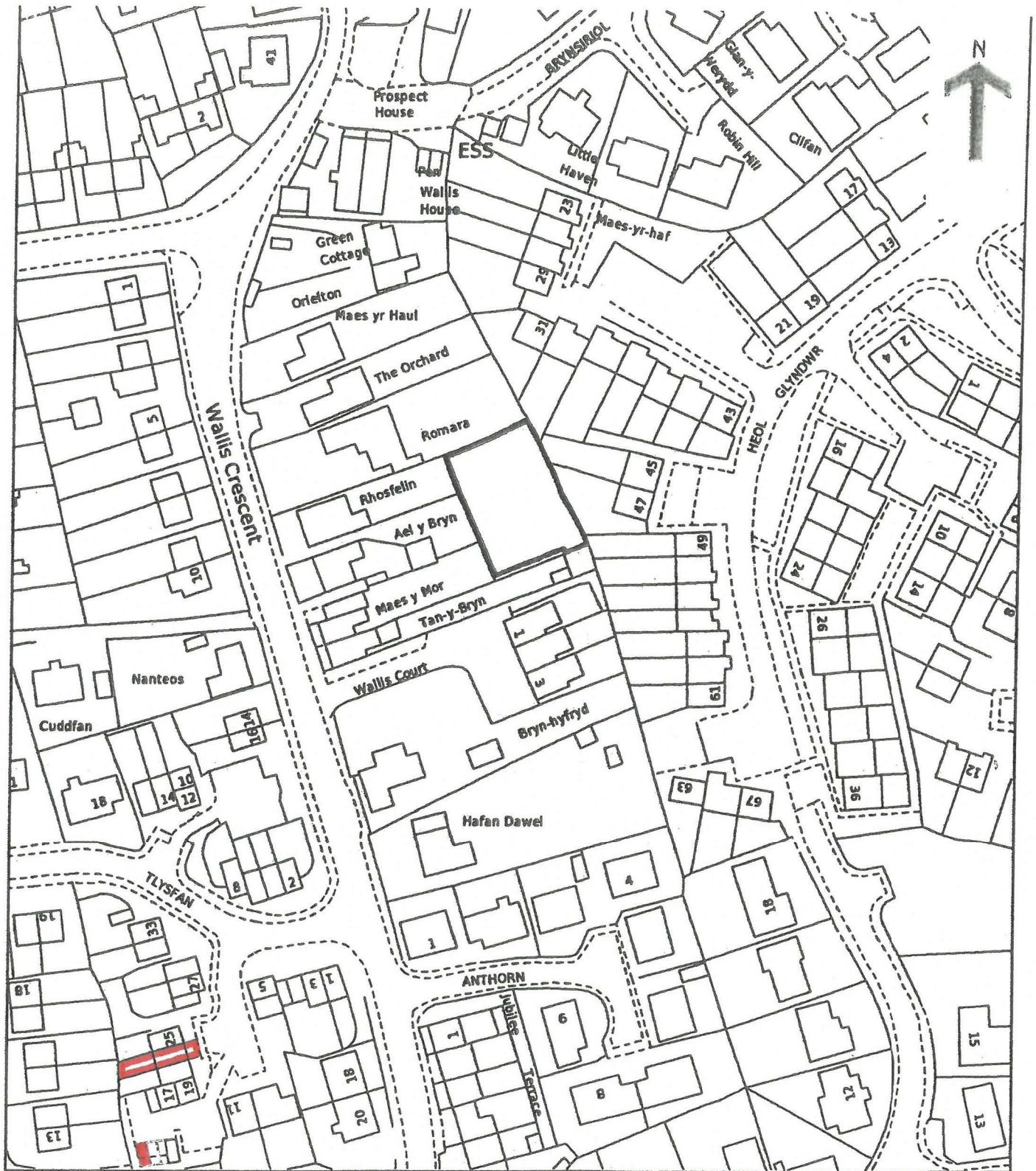
Mains Water, Electricity and Drainage are connected. Gas available (but not connected to the Property). Wiring for Telephone but not currently connected. Partial Economy 7 Electric Heating (2 Storage Heaters). uPVC Double Glazed Windows and Doors. Wall and Loft Insulation.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

23 Tlysfan is a comfortable, Terraced 2 storey Dwelling House which stands in a convenient location in this popular Market Town and being ideally suited for First Time Buyers, a Couple, Retirement or for Investment purposes. The Property is in need of cosmetic improvement and updating, although it benefits from uPVC Double Glazed Windows and Doors, partial Economy 7 Electric Heating (2 Storage Heaters) and both Wall and Loft Insulation. There is a small Paved Patio at the fore and to the rear is a reasonable sized Paved Patio on 2 levels which is bounded by a high wooden fence. There is a Vehicle Parking space directly to the fore as well as an Allocated Vehicle Parking Space within 30 yards or so of the Property. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.



23 Tlysfan,
Penwallis, Fishguard, Pembrokeshire.

Scale 1/1250.

Plan for Identification Purposes Only.

Plan for Identification/Search purposes only

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 - 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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