



17 Penbanc, Fishguard, Pembrokeshire, SA65 9BJ

Price Guide £199,950

- * An attractive Detached single storey Bungalow Residence requiring renovation and modernisation.
- * Spacious Hall, Sitting/Dining, Kitchen/Breakfast, 3 Bedrooms and Bathroom accommodation.
- * Mains Services. Mainly uPVC Double Glazed. Loft Insulation. Tiled Open Fireplace.
- * Garage and Off Road Vehicle Parking Space.
- * Sizeable "L" shaped Lawned Garden together with Flowering Shrubs, Hydrangeas etc etc.
- * Ideally suited for Family, Retirement, Investment or for Letting purposes.
- * Early inspection strongly advised. Realistic Price Guide. EPC Rating G

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, Restaurants, Hotels, Public Houses, Cafes, Takeaways, a Post Office, Library, a Petrol Filling Station/Store, Art Galleries, a Cinema/Theatre, Repair Garages, 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 beach 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 Post Office, Repair Garages, 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.

Penbanc is a popular residential area which is situated within 400 yards or so of the shops at West Street and within 550 yards or so of Fishguard Town Shopping Centre and Market Square.

DIRECTIONS

From the Offices of Messrs J. J. Morris at 21 West Street, turn left and some 70 yards or so further on, take the turning on the left into Ropeyard Lane. Continue on this road for 400 yards or so and 17 Penbanc is situated on the right hand side of the road (on a corner plot). A "For Sale" Board is erected on site..

DESCRIPTION

17 Penbanc comprises a Detached single storey Bungalow Residence of cavity concrete block/brick construction with

part reformite stone and mainly rendered and pebble dashed elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Reception Hall

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

With carpet, ceiling light, smoke detector (not tested), telephone point, openings to Inner Hall and Inner Lobby and door to:-

Sitting/Dining Room

18'1" x 11'9" (5.51m x 3.58m)

With fitted carpet, tiled open fireplace, uPVC double glazed window, 2 ceiling lights, Mains Smoke Detector, TV point and 3 power points.

Inner Lobby

4'3" x 3'2" (1.30m x 0.97m)

With access to an Insulated Loft, built in Airing Cupboard with shelves and a copper hot water cylinder and immersion heater and door to:-

Kitchen/Breakfast Room

11'11" x 10'5" (3.63m x 3.18m)

With thermoplastic tile floor, 2 uPVC double glazed windows, double drainer stainless steel sink unit with companion unit and mixer tap, uPVC double glazed door to rear Garden, range of floor and wall cupboards, cooker box, 7 power points, ceiling light and a Mains Smoke Detector.

Inner Hall

7'3" x 3'0" (2.21m x 0.91m)

With fitted carpet and doors to Bedrooms and:-

Bathroom

6'8" x 5'6" (2.03m x 1.68m)

With thermoplastic tile floor, white suite of panelled Bath, Wash Hand Basin and WC, 2 single glazed windows, ceiling light/heater, toilet roll holder, part tile surround, mirror fronted bathroom cabinet, towel rail and a shaver point.

Bedroom 1

12'0" x 10'0" (3.66m x 3.05m)

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

Bedroom 2

10'0" x 8'6" (3.05m x 2.59m)

With fitted carpet, uPVC double glazed window, built in wardrobe, ceiling light and power points.

Bedroom 3

9'0" x 8'10" (2.74m x 2.69m)

With fitted carpet, uPVC double glazed window, ceiling light and 2 power points.

Externally

Adjoining the Property at the rear is a:-

Garage

17'2" x 9'5" (5.23m x 2.87m)

Of brick construction with rendered and pebble dashed elevations under a flat felt roof. It has a metal up and over door, single glazed window, pedestrian door, electric light and power points.

Directly to the fore of the Garage is a concrete hardstanding which allows for Off Road Vehicle Parking Space. The Property stands on a good sized Corner Plot which includes an "L" shaped Lawned Garden at the fore and side with Flowering Shrubs and Hydrangeas. There is an small area of ground to the rear and on the north western side of the Property which is in need of maintenance and attention.

2 Outside Electric Lights. Coal Bunker

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

SERVICES

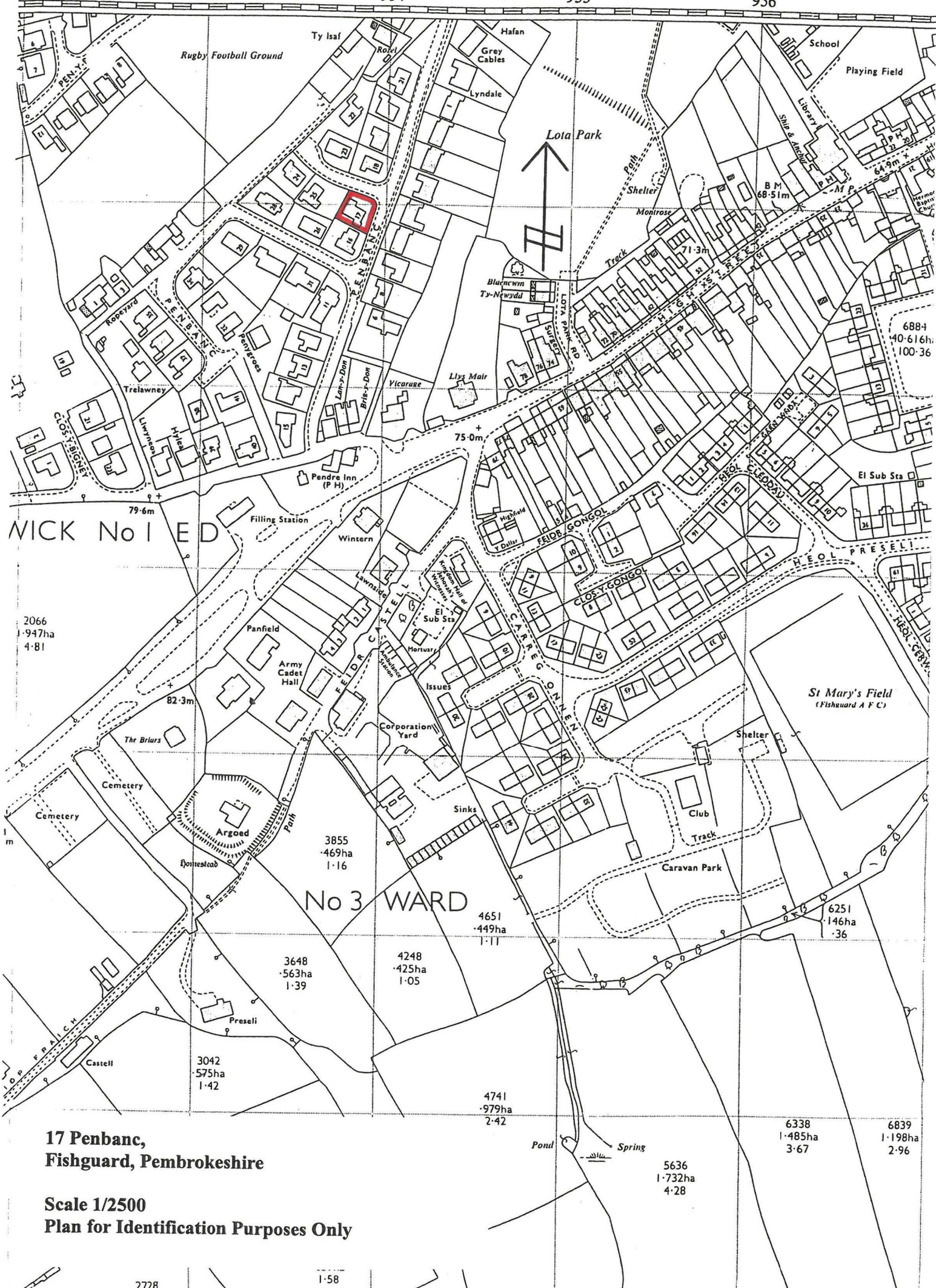
Mains Water, Electricity (Smart Meter) and Drainage are connected. uPVC Double Glazed Windows and Doors in the main (2 Bathroom Windows are Single Glazed). Loft Insulation. Telephone, subject to British Telecom Regulations.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

17 Penbanc is a deceptively spacious Detached single storey Bungalow Residence which is in need of renovation, modernisation and updating. It has the benefit of uPVC Double Glazed Windows and Doors and also Loft Insulation. In addition, it has a Garage and Off Road Parking as well as a reasonable sized "L" shaped Lawned Garden with Flowering Shrubs and an overgrown area of Land to the side and rear. It is ideally suited for Family, Retirement, Investment or for Letting purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.



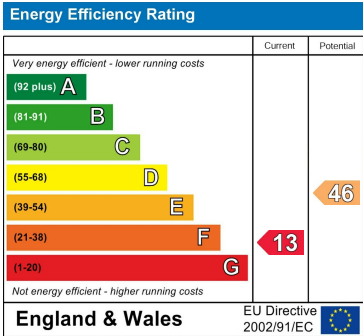
Floor Plan

Area Map



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.

Energy Efficiency Graph



Council Tax Band - E