



27 Maes Waldo, Fishguard, Pembrokeshire, SA65 9ER

**£289,950**

- \* An attractive Detached 2 storey Modern Dwelling House.
- \* Comfortable 1/2 Reception, Kitchen/Diner, Utility, 3 Bedrooms and 2 Bath/Shower Room accommodation.
- \* Gas Central Heating, uPVC Double Glazing and both Wall and Loft Insulation.
- \* Detached Garage and Off Road Parking for One Vehicle directly to the fore of the Garage.
- \* Reasonable sized, easily maintained rear Lawned Garden with Paved Patio Flower Beds and Flowering Shrubs.
- \* Ideally suited for Family, Investment or for Letting purposes.
- \* Realistically priced. Early inspection strongly advised. EPC Rating C.



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

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 and the Beach at The Parrog is within three quarters of 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, Post Office, Supermarkets, Petrol Filling Stations, Repair Garages, a Leisure Centre, Further Education College, 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 both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Maes Waldo is a medium sized Residential Estate which is accessed off Brodog Terrace and is situated within 550 yards or so of Fishguard Town Centre and Market Square.

## DIRECTIONS

From the Offices of Messrs J.J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for 200 yards or so and take the turning on the right adjacent to CK's Store into Brodog Terrace. Continue on this road for 50 yards or so and follow the road to the left. Continue on this road for a further 200 yards or so passing the turning on the left into Victoria Avenue and a short distance further along, take the first turning on the left into Maes Waldo. Continue on this road for a 120 yards or so and turn left into a cul-de-sac and No. 27 is the first and only 2 storey Detached Dwelling House on your right. A "For Sale"

Board is erected on site.

What3Words - ///harp.bogus.lofts

## DESCRIPTION

27 Maes Waldo comprises a Detached 2 storey Dwelling House of a Timber Frame construction with an external skin of Concrete Block with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

### Storm Porch

7'0" x 3'0" (2.13m x 0.91m)

With wall lantern light and a uPVC double glazed door to:-

### Reception Hall/Study



16'7" x 7'2" (5.05m x 2.18m)

(maximum). With fitted carpet, radiator, coat hooks, coved ceiling, 2 ceiling lights, Mains Smoke Detector, staircase to First Floor, Central Heating Thermostat Control, 2 uPVC double glazed windows with roller blinds, telephone point, 2 power points and doors to Kitchen/Dining Room, Sitting Room and:-

## Cloakroom



6'5" x 3'6" (1.96m x 1.07m)

With vinyl floor covering, white suite of WC and Wash Hand Basin, tiled splashback, ceiling light, extractor fan and radiator.

## Sitting Room



19'0" x 12'4" (5.79m x 3.76m)

With fitted carpet, uPVC double glazed window overlooking rear Garden with roller blind, uPVC double glazed French Doors to rear Garden, 2 ceiling lights, coved ceiling, double and single panelled radiators, TV point, telephone point and 8 power points.

## Kitchen/Dining Room



11'6" x 10'0" (3.51m x 3.05m)

With ceramic tiled floor, range of floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, built in Zanussi Electric Single Oven/Grill, 4 ring Gas Cooker Hob, Cooker Hood (externally vented), 2 uPVC double glazed windows with roller blinds, plumbing for dishwasher, double panelled radiator, cooker box, 6 power points, TV point, 4 downlighters and door to:-

## Utility Room



9'0" x 6'5" (2.74m x 1.96m)

With ceramic tiled floor, ceiling light, Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), plumbing for automatic washing machine, floor cupboards, radiator, electricity consumer unit, Manrose extractor fan, 2 power points and a uPVC double glazed door to exterior.

## First Floor

### Landing



11'2" x 10'8" (3.40m x 3.25m)

(maximum measurement). With fitted carpet, uPVC double glazed window with roller blind, radiator, 2 power points, ceiling light, Mains Smoke Detector, built in wardrobe with hanging rail, built in Airing Cupboard with radiator and shelves and access to an Insulated and part Boarded Loft with electric light.



### Bedroom 1



11'6" x 11'2" (3.51m x 3.40m)

With fitted carpet, 2 uPVC double glazed windows, ceiling light, 2 radiators, telephone point, 6 power points and door to:-

### En Suite Shower Room



7'2" x 4'11" (2.18m x 1.50m)

With vinyl floor covering, uPVC double glazed window, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Thermostatic Shower, 2 downlighters, Manrose extractor fan, mirror fronted bathroom cabinet and a radiator.

### Bedroom 2



11'6" x 9'10" (3.51m x 3.00m)

With fitted carpet, uPVC double glazed window, radiator, ceiling light, TV point, robe hook and 6 power points.

### Bedroom 3



9'10" x 7'2" (3.00m x 2.18m)

With fitted carpet, uPVC double glazed window, TV point, radiator, ceiling light and 6 power points.

## Bathroom



8'3" x 7'2" (2.51m x 2.18m)

With vinyl floor covering, white suite of panelled Bath with Shower attachment and a glazed folding shower screen, Wash Hand Basin and WC, uPVC double glazed window with roller blind, radiator, 4 downlighters, extractor fan, mirror fronted bathroom cabinet, tiled splashback, radiator and a towel rail.

## Externally

Directly to the fore of the Property is a Rockery area with Ground Cover Plants and Flowering Shrubs together with a brick pavior hardstanding which allows for Off Road Vehicle Parking for One Vehicle and giving access to a:-

## Garage

18'0" x 9'6" (5.49m x 2.90m)

Of concrete block construction with rendered and coloured elevations under a pitched composition slate roof. It has a metal up and over door, uPVC double glazed pedestrian door, 2 strip lights and 6 power points.

There is an Indian Sandstone Paved Path surround to the Property and to the rear is a Paved Patio area together with a reasonable sized, private enclosed Lawned Garden with Flowering Shrubs, Hydrangeas, Roses, an Ornamental Stone area and a raised Flower/Shrub Border.

3 Outside Electric Lights. Outside Water Tap. Outside Power Point.

## SERVICES

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazed Windows and Doors. Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

## TENURE

Freehold with Vacant Possession upon Completion.

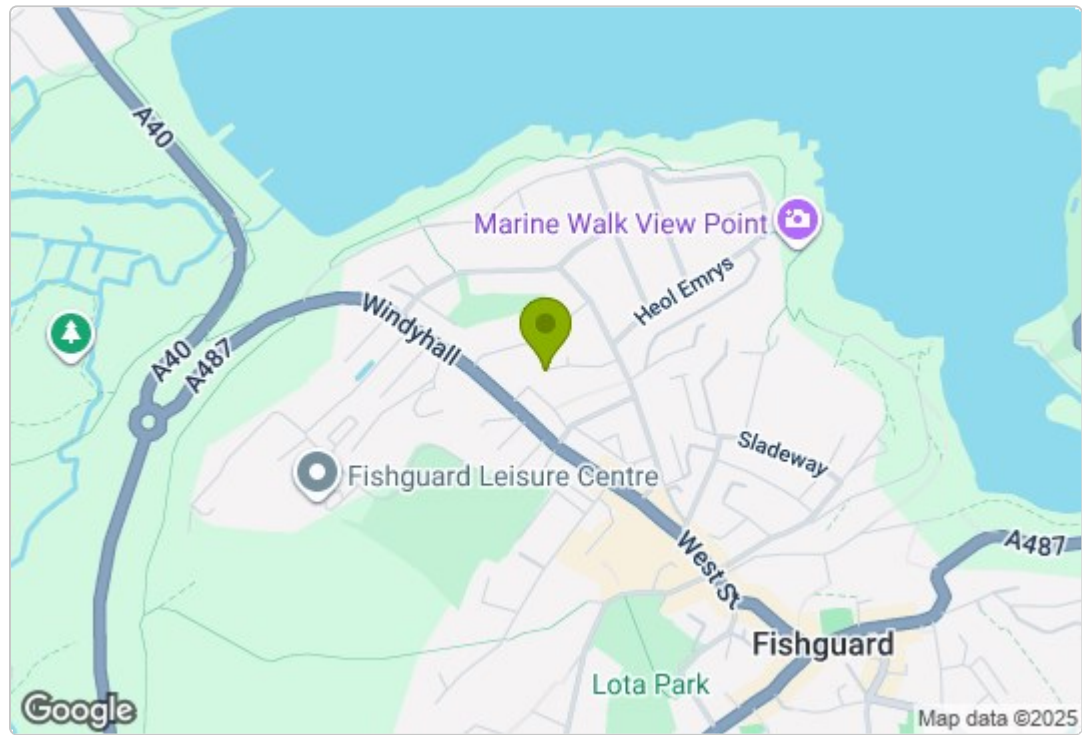
## REMARKS

27 Maes Waldo is a comfortable, well appointed Detached 2 storey Modern Dwelling House which stands on this popular medium sized Residential Estate which is within easy walking distance of the amenities and Fishguard Town Shopping Centre. The Property is in good decorative order throughout benefiting from Gas fired Central Heating, uPVC Double Glazing and both Wall and Loft Insulation. In addition, it has a Garage as well as an Off Road Parking Space to the fore and a sizeable private enclosed rear Lawned Garden with Paved Patio, an Ornamental Stone area and Flowering Shrubs. It is offered "For Sale" with a realistic price and early inspection is strongly advised.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	78	
(55-68) D		
(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 - D

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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