



12 The Slade, Fishguard, Pembrokeshire, SA65 9PD

**Price Guide £249,950**

\*A conveniently located Terraced 2 storey Dwelling House.

\*Comfortable Hall, 3 Reception Rooms, Kitchen, Utility/Boiler Room, 3 Bedroom and Bathroom accommodation.

\*Gas Central Heating, uPVC Double Glazing and Loft Insulation.

\*Walled forecourt with Paved Patio and a good sized Terraced Rear Garden with a large Paved Patio, Ornamental Stone areas on 3 levels together with Flowering Shrubs and a Garden Shed.

\*Ideally suited for a Family, Retirement, Investment or for Holiday Letting purposes.

\*Early inspection strongly advised. Realistic Price Guide. 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, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a Post Office, Art Galleries, a Cinema/Theatre, Supermarkets, a Library, Petrol Filling Station/Store, Repair Garages 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 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 Post Office, Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, Further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links from Fishguard 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.

The Slade is popular Residential Area which runs in an eastly direction off West Street. 12 The Slade is situated within 300 yards or so of Fishguard Town Shopping Centre and Market Square and is within a few hundred yards or so of the picturesque harbour at Lower Town

## Directions

From the offices of Messrs. J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for 50 yards or so and take the first turning on the right into The Slade. Proceed down the hill for some 100 yards or so and No. 12 The Slade is situated on the right.

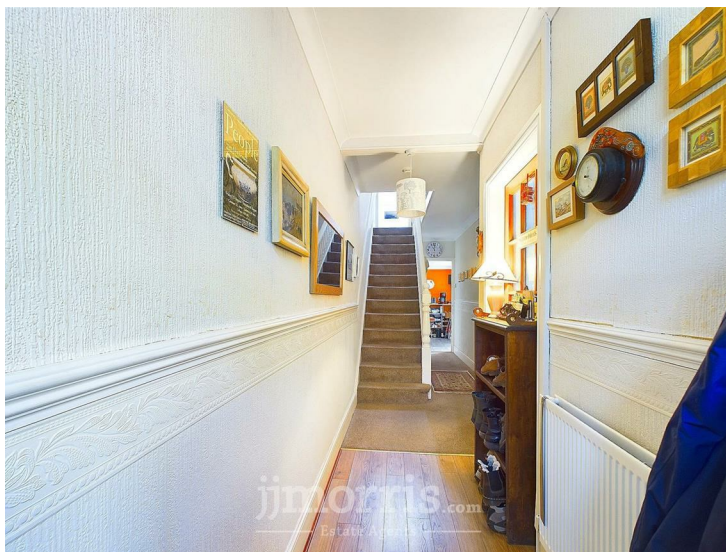
## Description

12 The Slade comprises a terraced 2 storey Dwelling House of solid stone, brick and cavity concrete block construction

with rendered and pebble dashed and roughcast elevations under a pitched slate and lean to slate roof. Accommodation is as follows:-

## uPVC Double Glazed Entrance door to:-

### Hall



With a part carpeted floor and a part laminated Oak Floor, double panelled radiator, dado rail, ceiling light, electricity meter and consumer unit, coat hooks, staircase to first Floor, 2 power points, smoke detector (not tested), Honeywell central heating thermostat control, understairs cupboard and 15 pane glazed doors to Dining Room and:-

### Sitting Room



12'3" x 10'7" maximum (3.73m x 3.23m maximum )

With fitted carpet, ceiling light on dimmer, ceiling rose, attractive cornice, Marble Fireplace with attractive surround housing a coal effect gas fire, double panelled radiator, TV aerial cable, telephone point, uPVC double glazed window with vertical blinds, 8 power points and archway to:-

## Dining Room



12'7" x 11'0" (3.84m x 3.35m )  
(plus door recess). With fitted carpet, coved ceiling, ceiling light, ceiling rose, double panelled radiator, attractive cornice, 6 power points and a door opening to:-

## Kitchen



14'2" x 6'8" approx (4.32m x 2.03m approx )  
With a laminate tile floor, range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with hot and cold, double panelled radiator, 8 power points, coved ceiling, Two no 3 ceiling spotlights, Vortice extractor fan, 2 Velux windows with blinds, wall opening to Breakfast Room, uPVC double glazed window with vertical blinds, uPVC double glazed door with roller blind to rear garden, door to Utility/Boiler Room and a door opening to:-

## Snug/Breakfast Room



9'3" x 9'0" (2.82m x 2.74m )  
With a laminate tile floor, coved ceiling, double panelled radiator, fitted 'L' shaped Pine Breakfast Bar, 6 power points, 3 ceiling spotlight and a built in Storage/Display Cupboard with shelves.

## Utility/Boiler Room/WC



9'6" x 4'4" (2.90m x 1.32m )  
With vinyl floor covering, worktop, alcove with shelves, WC, toilet roll holder, uPVC double glazed window with vertical blinds, coved ceiling, ceiling light, 6 power points, smoke detector (not tested), Honeywell central heating timeswitch and an Ideal Logik Combi 30 wall mounted Gas Boiler (heating domestic hot water and firing central heating).

## First Floor

### Split Level Landing

With fitted carpet, stair to Main Landing and door to:-

## Bathroom



8'11" x 8'7" (2.72m x 2.62m )

With fitted carpet, fully tiled walls, white suite of tile panelled Bath, Wash Hand Basin in a vanity surround and WC, extractor fan, Velux window with blind, uPVC double glazed window with roller blind, ceiling light, towel ring, toilet roll holder, glass shelf, thermostatic shower over Bath, glazed shower screen, double panelled radiator and a tiled shelf.

## Main Landing



15'5" x 5'2" (4.70m x 1.57m )

With fitted carpet, coved ceiling, ceiling light, fitted wardrobe, smoke detector (not tested), 3 power points and access to an Insulated Loft.

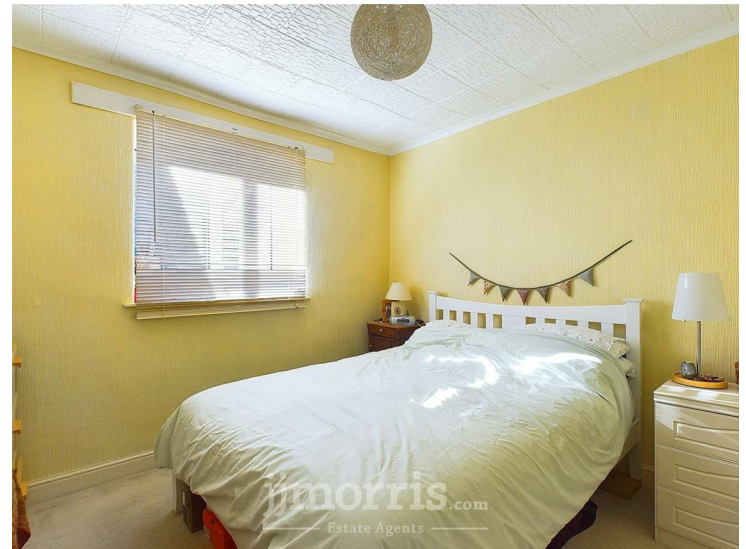
## Bedroom 1



11'6" x 9'2" (3.51m x 2.79m )

With fitted carpet, fitted wardrobe, uPVC double glazed window with vertical blinds, double panelled radiator, ceiling light and 4 power points.

## Bedroom 2 (Rear)



10'8" x 10'6" (3.25m x 3.20m )

With fitted carpet, ceiling light, double panelled radiator, uPVC double glazed window with wooden blinds and 4 power points.

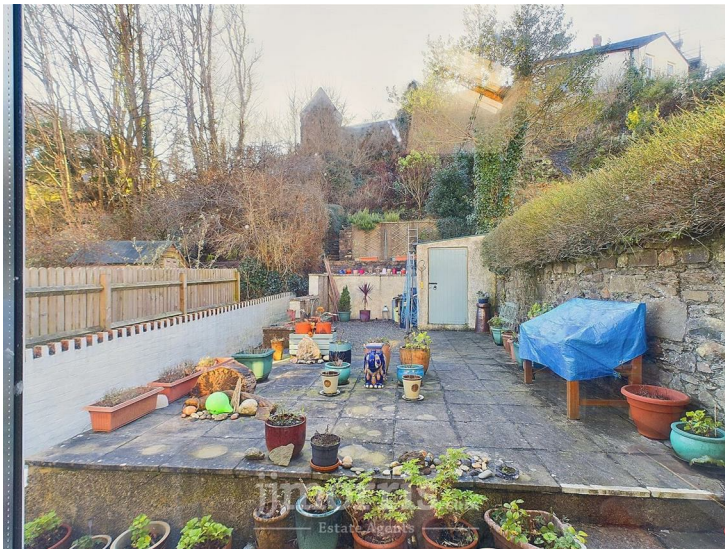
### Bedroom 3



8'6" x 7'0" (2.59m x 2.13m )

With fitted carpet, double panelled radiator, uPVC double glazed window with vertical blinds, ceiling light and 2 power points.

### Externally



There is a walled forecourt to the Property with a Paved Patio and to the rear is a good sized Terraced Garden with a large Paved Patio, Ornamental Stone Patio Areas on 3 levels, Flowering Shrubs and a steeply sloping area of ground on the eastern boundary with Flowering Shrubs.

### Garden Shed

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

Of concrete block construction with a box profile roof.

Outside Lantern Light and Outside Water Tap.

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

### Services

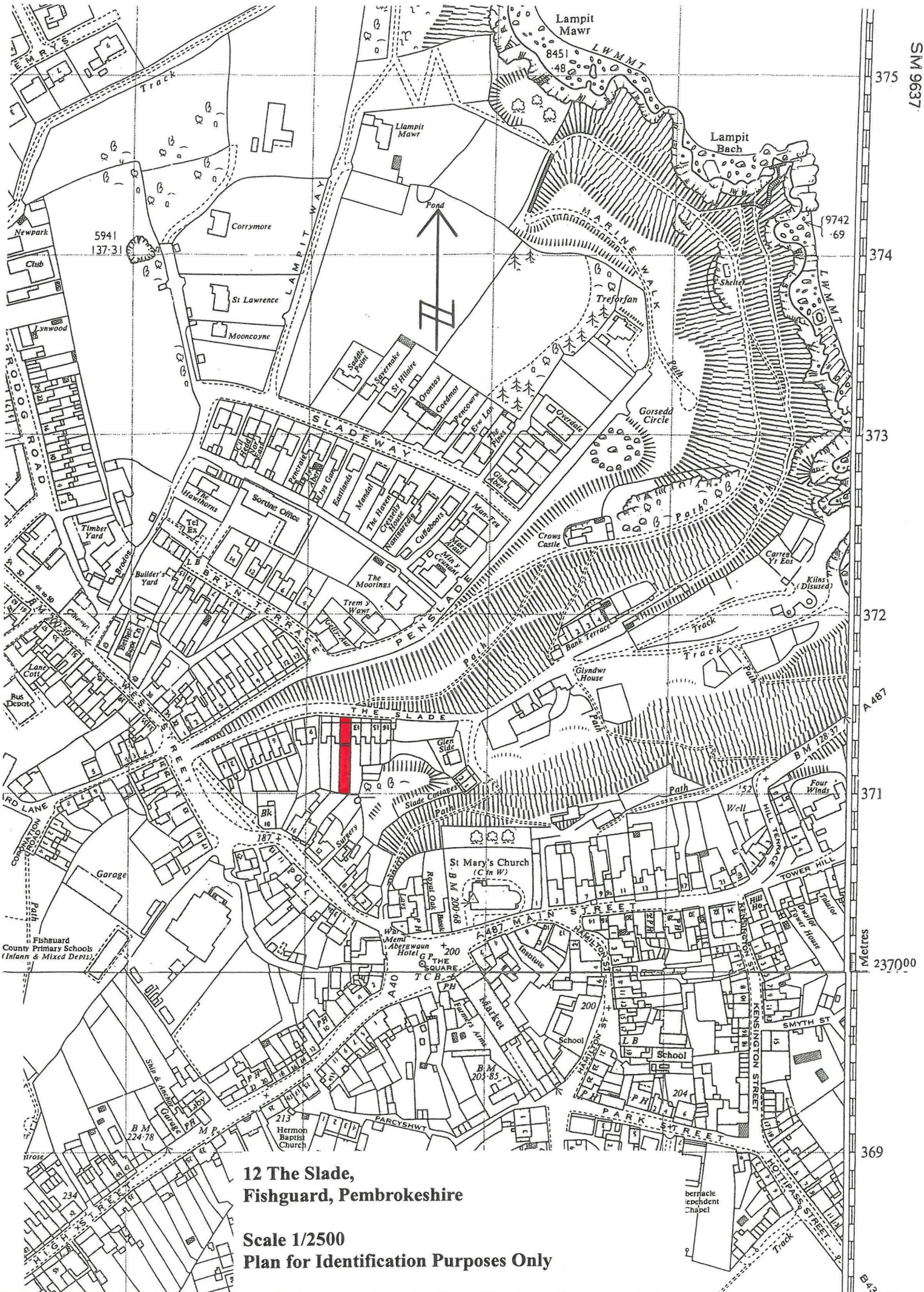
Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

### Tenure

Freehold with Vacant Possession upon Completion.

### Remarks

12 The Slade is a comfortable, well appointed Terraced Dwelling House which stands in a convenient location in this popular Market Town and being ideally suited for Family, Retirement, Investment or for Holiday Letting purposes. The property is in good decorative order throughout and has the benefit of Gas Fired Central Heating, uPVC Double Glazed Windows and Doors and Loft Insulation. It has easily maintained front and rear Gardens Ornamental Stone areas, a Paved Patio and Flowering Shrubs. The Property is situated within 100 yards or so of the Shops at West Street and is within a short walk of the picturesque harbour at Lower Town. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



**12 The Slade,  
Fishguard, Pembrokeshire**

**Scale 1/2500  
Plan for Identification Purposes Only**

Metres  
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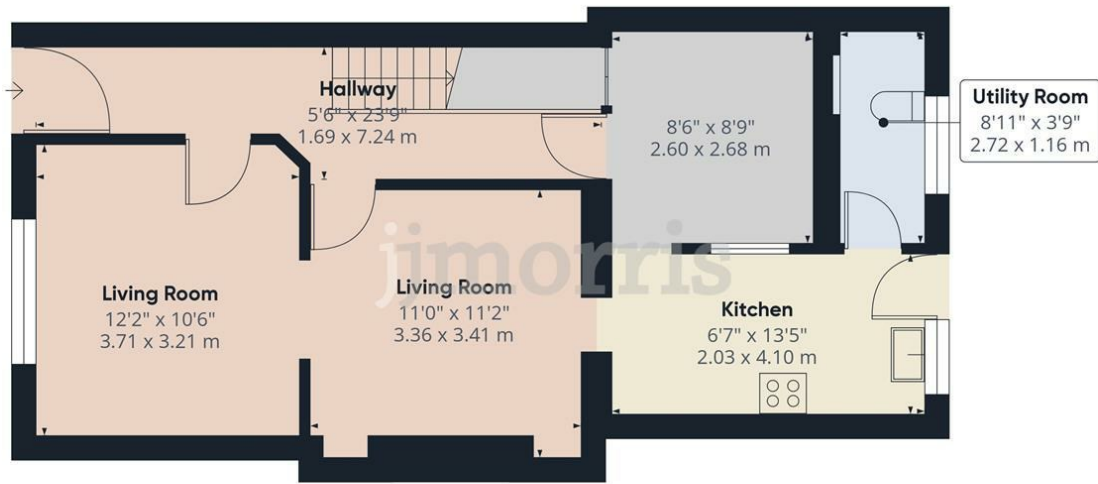
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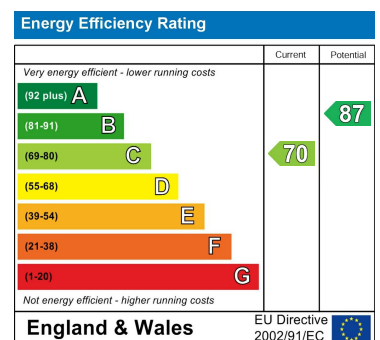
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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 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