



Penwallis House, Penwallis, Fishguard, Pembrokeshire, SA65 9HR

Price Guide £350,000

- * A substantial Semi Detached 3 storey Residence which is currently utilised as 2 Dwellings with a Ground Floor Flat and a First & Second Floor Maisonette.
- * Ground Floor Flat has a Hall, Living Room, Kitchen, Inner Hall, Wet Room and 2 Bedroom accommodation.
- * The First & Second Floor Maisonette has a Sitting/Dining Room, Kitchen, 2 Bedrooms and a Shower Room on the First Floor and a Studio/Sitting Room/Bedroom on the Second Floor.
- * Wall Forecourt together with a private enclosed Lawned Garden with Flower Beds and Shrubs and a Greenhouse 12' x 8'.
- * Double Garage 18'6" x 17'6" with an adjoining Lean-to Potting Shed 17' x 6'.
- * All Mains Services. Gas Central Heating. uPVC Double Glazing and Loft Insulation.
- * Ideally suited for Family with an Elderly Dependant, Teenager or the like or alternatively the Ground Floor Flat could be utilised for Holiday or Permanent Letting.
- * It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.
- * Penwallis House EPC Rating E. Penwallis House Ground Floor Flat EPC Rating C. Both Properties are in Council Band "B".

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, Library, Petrol Filling Station/Store, Repair Garages, 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, a Post Office, Library, 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.

Penwallis House is situated in an elevated and popular Residential area known as Penwallis and is situated within 300 yards or so of Fishguard Town Shopping Centre and Market Square.

DIRECTIONS

From the Offices of J.J. Morris at 21 West Street, turn right and proceed up to Market Square. Take the first turning on the left in the direction of Newport 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 proceed straight on up the Wallis and at the top of the hill, Penwallis House is directly facing, being the inner property of two on your left.

DESCRIPTION

Penwallis House comprises of a 3 Storey Semi Detached Residence of solid stone, brick and concrete block construction with rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

Ground Floor Flat

uPVC Double Glazed Entrance Door to:-

Hall



11'1" x 5'2" (3.38m x 1.57m)

(maximum). With fitted carpet, open beam ceiling, radiator, telephone point, 2 power points, electricity meter, electricity consumer unit, opening to Inner Hall and doors to Wet Room and:-

Living Room



15'6" x 10'9" (4.72m x 3.28m)

With fitted carpet, double panelled radiator, 8 power points, mains smoke detector (not tested), uPVC double glazed window with vertical blinds and door to:-

Kitchen/Breakfast Room



14'1" x 6'8" (4.29m x 2.03m)

With vinyl floor covering, mains combined smoke and CO2 detector (not tested), range of fitted floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, uPVC double glazed window, 4 power points, uPVC double glazed door to exterior, cooker hood, cooker box, double panelled radiator, freestanding 4 ring Electric Cooker with Oven and Grill, Xpelair air extractor and a Glow Worm wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

Wet Room



6'5" x 5'2" (1.96m x 1.57m)

With white suite of Wash Hand Basin and WC, fully tiled walls. non slip vinyl floor covering, extractor fan, low level glazed shower doors, shower rail, Bristan electric Shower, ceiling light, mirror fronted bathroom cabinet and a heated towel rail/radiator.

Inner Hall

14'5" x 3'1" (4.39m x 0.94m)

With fitted carpet, ceiling light, mains smoke detector (not tested), 2 power points, understairs cupboard, built in

cupboard with shelves and doors to Ground Floor Hall of Maisonette, Bedroom 2 and:-

Bedroom 1



11'9" x 11'2" (3.58m x 3.40m)

With fitted carpet, uPVC double glazed window with vertical blinds, mains smoke detector (not tested), TV point, telephone point, 2 alcoves and 6 power points.

Bedroom 2



12'0" x 6'0" (3.66m x 1.83m)

With fitted carpet, mains smoke detector (not tested), ceiling light, alcove, uPVC double glazed window, radiator and 2 power points.

A uPVC double glazed entrance door on the front elevation of the Property gives access to the:-

Ground, First and Second Floor Maisonette

Accommodation is as follows:-

Ground Floor

Hall



14'3" x 3'8" (4.34m x 1.12m)

With fitted carpet, ceiling light, radiator, 2 power points, door to Inner Hall of Ground Floor Flat and staircase to:-

Half Landing

6'0" x 3'3" (1.83m x 0.99m)

With fitted carpet, stairs to Main Landing and:-

Rear Landing

3'3" x 3'0" (0.99m x 0.91m)

With fitted carpet, Boiler Cupboard housing a Worcester 28 CDI wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), ceiling light and door to:-

Sitting/Dining Room



18'4" x 17'0" (5.59m x 5.18m)

(maximum). With fitted carpet, 2 uPVC double glazed windows affording Sea and Rural views, Gas Fire, double panelled radiator, display alcove, 8 power points, 2 alcoves with shelves, ceiling light and door to:-

Kitchen/Breakfast Room



13'8" x 6'10" (4.17m x 2.08m)

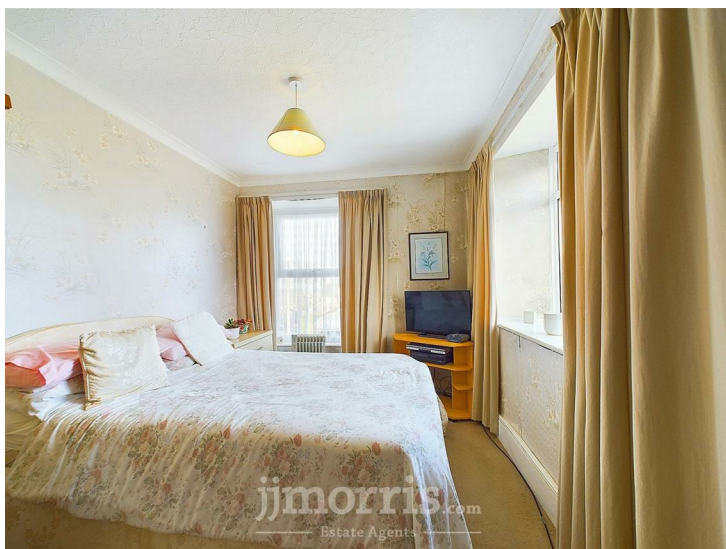
With fitted carpet, uPVC double glazed window, strip light, radiator, inset single drainer stainless steel sink unit with mixer tap, range of fitted floor and wall cupboards, 4 ring Gas Cooker and 8 power points.

Main Landing

9'8" x 3'9" (2.95m x 1.14m)

With fitted carpet, staircase to Second Floor, smoke detector (not tested) and ceiling light.

Bedroom 1



15'6" x 9'3" (4.72m x 2.82m)

(maximum). With fitted carpet, fitted wardrobe and dressing table, 2 uPVC double glazed windows (affording Sea and Rural views), double panelled radiator, fitted bookcase and 4 power points.

Bedroom 2



11'0" x 7'0" (3.35m x 2.13m)

With fitted carpet, uPVC double glazed window (affording distant Sea views), radiator, ceiling light and 2 power points.

Shower Room



10'0" x 8'10" (3.05m x 2.69m)

("L" shaped maximum). With fitted carpet, white suite of Wash Hand Basin, WC and a Glazed and Aquaboard Shower Cubicle with a Thermostatic Shower, uPVC double glazed window with vertical blinds, fitted carpet, part tile surround, wall mirror, toilet roll holder, ceiling light and a radiator.

A staircase from the Landing gives access to a:-

Half Landing

6'0" x 3'6" (1.83m x 1.07m)

With fitted carpet and stairs to:-

Second Floor

Studio/Sitting Room/Bedroom 3



19'0" x 16'6" (5.79m x 5.03m)

(approx). With fitted carpet, sloping ceiling, exposed beams and "A" Frames, access to undereaves storage space , 2 uPVC double glazed windows (both affording superb Coastal Sea and Rural views) one with vertical blinds and one with a roller blind, 3 Velux windows, 5 power points and access to a:-

Boarded and Insulated Loft

With electric light.

Externally

There is a Walled Forecourt to the Property with a Paved Patio and to the side is a Paved/Concreted Path which leads to the Ground Floor Flat and the Garden. Adjacent to the pathway is a reasonable sized Garden with Lawned areas, Flowering Beds and Shrubs, a Paved Patio, Conifers and a:-

Greenhouse

12'0" x 8'0" (3.66m x 2.44m)

Double Garage

18'6" x 17'6" (5.64m x 5.33m)

Of Concrete Block Construction with a flat Felt Roof. It has 2 metal up and over doors, uPVC double glazed window, electric light, shelves, power points, single drainer stainless steel sink unit and plumbing for an automatic Washing machine.

Directly to the fore of the Property is a Concrete Hardstanding which allows for Vehicle Parking Space.

Adjoining the Garage is a:-

Lean to Potting Shed

17'0" x 6'0" (5.18m x 1.83m)

Of stone, concrete block and timber Construction with a corrugated perspex roof.

The approximate boundaries of Penwallis House are edged in red on the attached Plan to the Scale of 1/1250.

SERVICES

Mains Water Electricity, Gas and Drainage are connected.

The Ground Floor Flat has Gas Central Heating, uPVC Double Glazing and wiring for Telephone (subject to British Telecom Regulations). Roof and Loft Insulated.

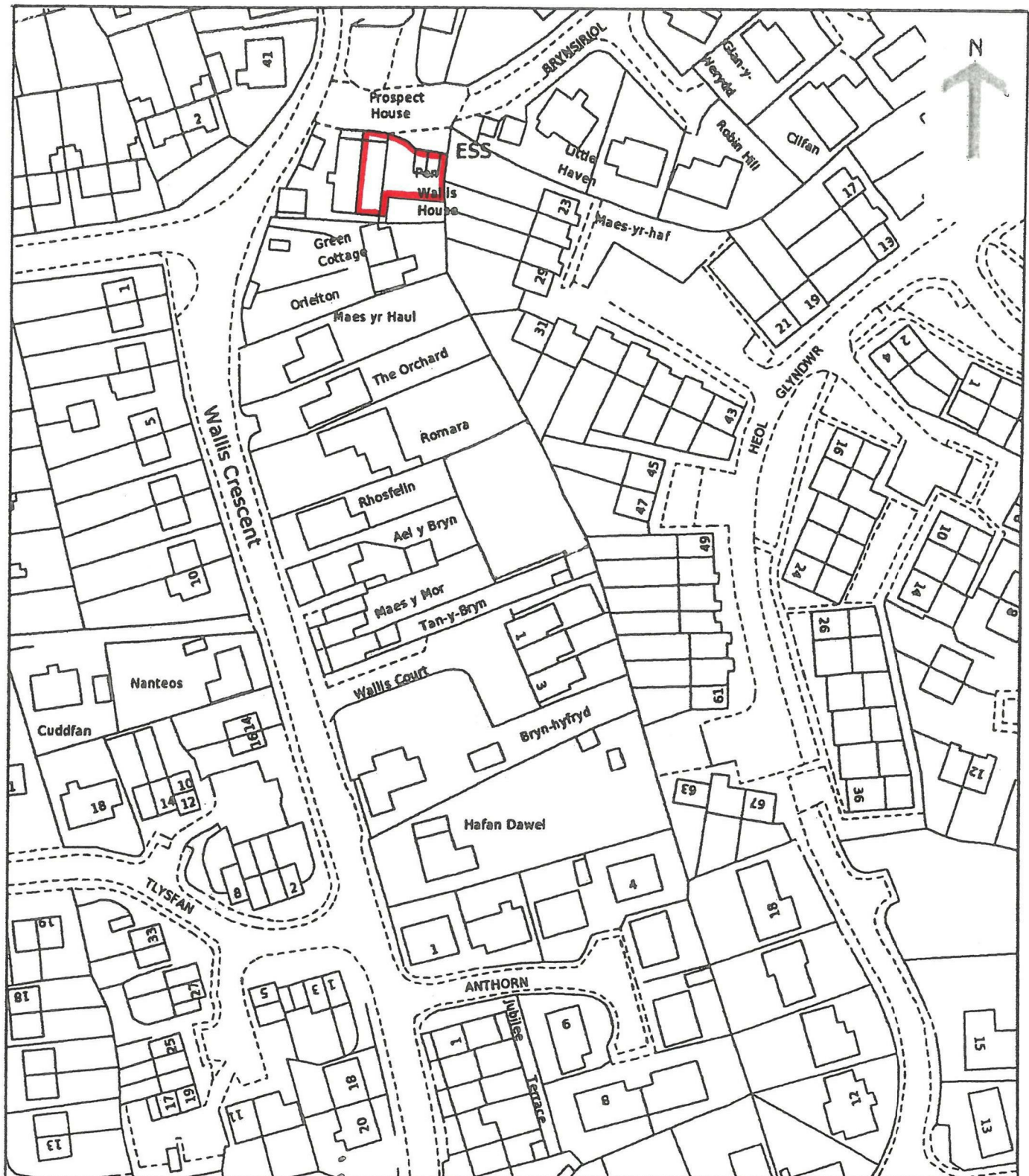
The First and Second Floor Maisonette has all Mains Services connected, Gas Central Heating, uPVC Double Glazing and an Insulated and Boarded Loft. Telephone, subject to British Telecom Regulations. Broadband connection.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

Penwallis House is currently 2 Self Contained Properties with a 2 Bedroom Flat on the Ground Floor and a 2/3 Bedroomed Maisonette on the First and Second Floors. Both properties have the benefit of uPVC Double Glazing and Gas Fired Central Heating. In addition, the Property has the benefit of a good sized Double Garage together with a Lean to Potting Shed and a Greenhouse 12' x 8'. Adjacent to the Outbuildings is a private enclosed Garden with Lawned areas, Flower Beds and Flowering Shrubs and Patio areas. Coastal Sea views over Fishguard Bay to Dinas Head can be enjoyed from the Property as well as Rural views to Dinas Mountain. The Property can be utilised as One or Two Properties as required and is ideally suited as a Family Home or for Retirement purposes with the Ground Floor Flat being suitable for an Elderly Dependant, Teenager, Holiday or Permanent Letting. In addition, it has a good sized Double Garage together with Parking space at the fore and a Lean-to Potting/Store Shed and a Greenhouse. It is conveniently situated in this popular Market Town and is offered "For Sale" with a realistic Price Guide. Early inspection is strongly advised.



**Penwallis House,
Penwallis, Fishguard, Pembrokeshire**

**Scale 1/1250
Plan for Identification Purposes Only**

Floor Plan



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

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

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