



Mowbray, Heol Dewi, Fishguard, Pembrokeshire, SA65 9DU

Price Guide £335,000

- *A substantial 3 storey End of Terrace (of three) Dwelling House with sea views.
- *Spacious accommodation to inc Hall, 2/3 Reception Rooms, Kitchen, Utility, 4/5 Bedrooms and 3 Bathrooms.
- *Gas Central Heating, uPVC Double Glazing and Roof/Loft Insulation.
- *Sizeable rear Garden with Paved Patios, Flowering Shrubs, a Hardstanding and a small Astroturf Lawn.
- *Ideally suited for a Family, Early Retirement, Guest House or Air BnB purposes.
- *Benefitting from Fishguard Harbour and Coastal Sea Views over the Bay to Dinas Head and beyond.
- *Early inspection strongly advised. Realistic Price Guide.

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, Post Office, Library, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, a Petrol Filling Station/Store, 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 three quarters of a mile or so of the Property by road 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 Leisure Centre, The County Council Offices and The County Hospital at Withybush.

There are good road links 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.

Heol Dewi is a popular residential area which stands within a few hundred yards of Pen-yr-Aber which is a medium sized Residential Estate overlooking Fishguard Harbour and the Bay.

Directions

From the Offices of Messrs J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for approximately half a mile, passing the turning on the left into Heol Dyfed and some 30 yards or so further on, take the first turning on the right into Heol Dewi. Continue on this road for 70 yards or so and Mowbray is the fourth property on the left hand side of the road i.e. last End of Terrace of 3. A 'For Sale' board is erected on site.

What3Words - ///rather.replace.slouched

Description

Mowbray comprises an End of Terrace (of three) 3 storey Dwelling of brick and stone construction with rendered and coloured elevations and coloured brick faced elevations under a pitched composition slate roof. Accommodation is as follows:-

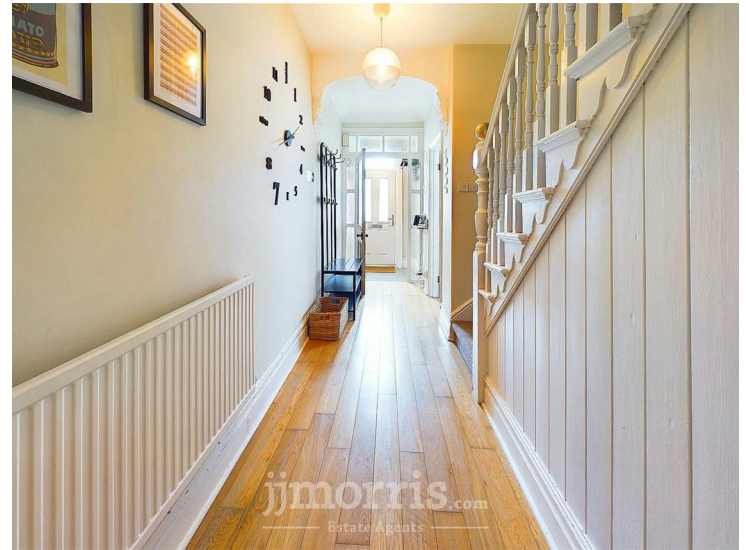
Composition Double Glazed Door to:-

Porch

4'11" x 4'5" (1.50m x 1.35m)

With ceramic tile floor, electricity meter and consumer unit cupboard, attractive cornice, coat hooks and a Pine glazed door to:-

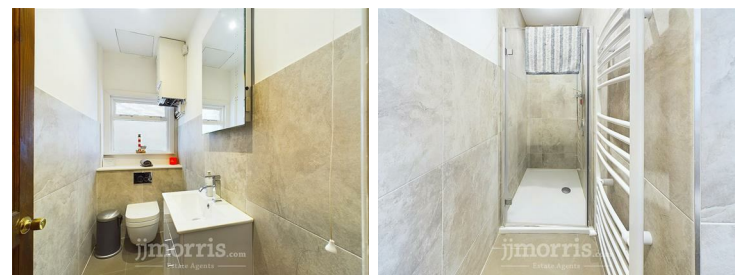
Hall



30'9" x 4'5" plus recess 3'0" x 3'0" (9.37m x 1.35m plus recess 0.91m x 0.91m)

With Oak floorboards, staircase to First Floor, 2 ceiling lights, radiator, Mains Smoke Detector, understairs cupboard, telephone point, 6 power points and doors to Dining Room, Kitchen, Sitting Room and:-

Shower Room



10'8" x 8'0" (3.25m x 2.44m)

("L" shaped maximum). With ceramic tile floor with underfloor heating, single glazed window, Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), half tiled walls, white suite of Wash Hand Basin in a vanity surround, WC and a glazed and tiled Shower Cubicle with a Thermostatic Shower, illuminated wall mirror, Carbon Monoxide Alarm and 4 downlighters.

Sitting Room



16'9" x 12'11" (5.11m x 3.94m)
(maximum measurement). With fitted carpet, uPVC double glazed Bay window with vertical blinds (affording views to Fishguard Harbour and Sea views to Dinas Head), fireplace housing a Woodburning Stove on a Slate hearth, attractive cornice, picture rail, Mains Smoke Detector, Carbon Monoxide Alarm, ceiling light and 10 power points.

Dining Room



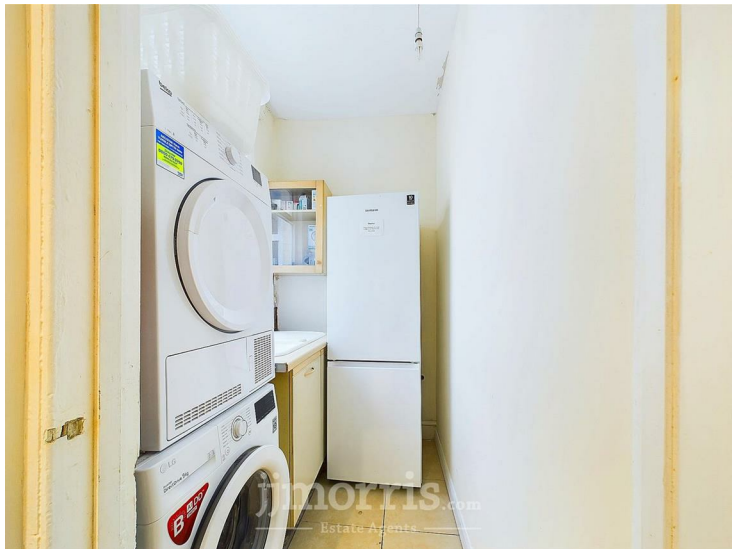
15'11" x 11'9" (4.85m x 3.58m)
With fitted carpet, uPVC double glazed window with vertical blinds, attractive cornice, picture rail, Cast Iron Fireplace with a Pine surround and a Granite hearth, 2 alcoves, ceiling light and 2 wall lights, Gas Meter Cupboard, picture rail, double panelled radiator and 6 power points.

Kitchen



12'11" x 10'11" (3.94m x 3.33m)
With ceramic tile floor, range of floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, double panelled radiator, built in Zanussi eye level Double Oven/Grill, Bosch 5 ring Gas Cooker Hob, Cooker Hood, built in Dishwasher, part tile surround, 9 power points, half glazed door to rear Garden, 6 downlighters, Carbon Monoxide Alarm, Mains Smoke Detector and a half glazed door to:-

Utility Room



7'3" x 4'5" (2.21m x 1.35m)
With ceramic tiled floor, single glazed window, ceiling light, plumbing for washing machine, 2 power points and an inset single drainer one and a half bowl Silk Quartz sink unit with mixer tap.

A staircase from the Hall gives access to a:-

Half Landing

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

Rear Landing

9'3" x 3'0" (2.82m x 0.91m)
With fitted carpet, ceiling light, Mains Smoke Detector and doors to Bedroom 1 and:-

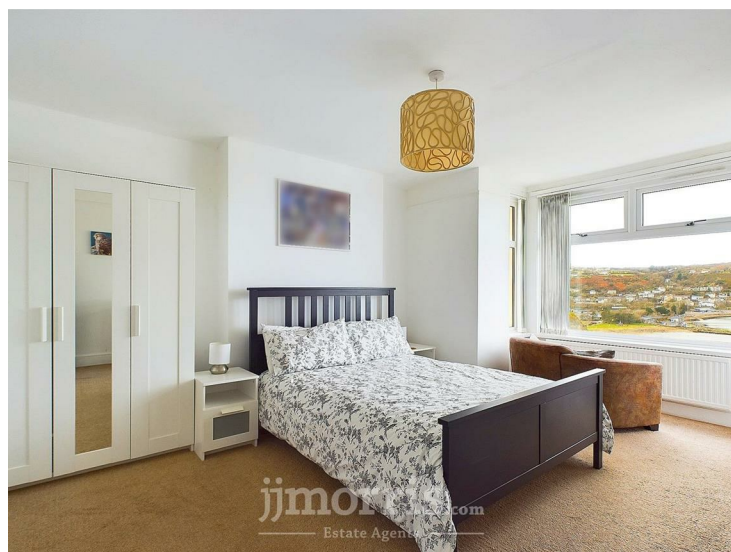
Bathroom



9'8" x 6'8" (2.95m x 2.03m)

With ceramic tile floor, white suite of "P" shaped Bath with a glazed shower screen, Aquaboard splashbacks and a Thermostatic Shower over, Wash Hand Basin in a vanity surround and WC, fully tiled walls, uPVC double glazed window, ceiling light, heated towel rail/radiator and a toilet roll holder.

Bedroom 1 (rear)



16'3" x 12'10" (4.95m x 3.91m)

(maximum measurement to include bay). With fitted carpet, uPVC double glazed bay window (affording views of Fishguard Harbour and Sea views to Fishguard Bay and Dinas Head), ceiling light, 6 power points and door to:-

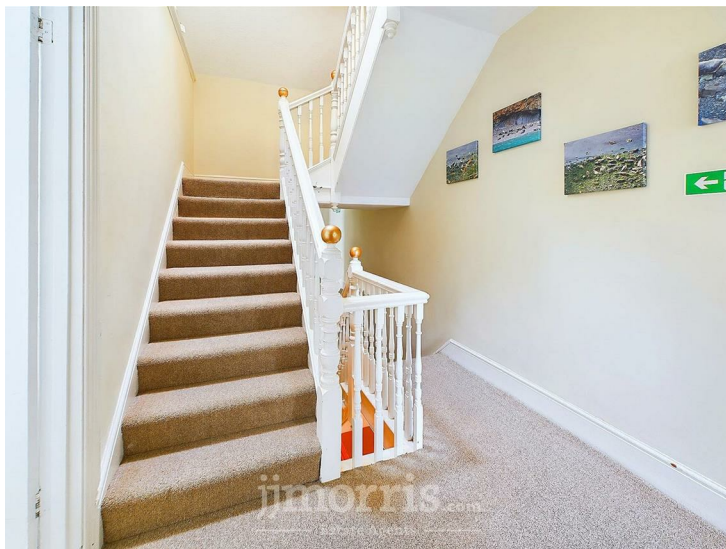
En Suite Shower Room



9'6" x 3'10" (2.90m x 1.17m)

With ceramic tile floor with underfloor heating, uPVC double glazed window, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Shower Cubicle with a Thermostatic Shower, illuminated wall mirror, 3 downlighters, extractor fan and shelf.

Main Landing



With fitted carpet, staircase to Second Floor, 2 power points, double panelled radiator, Mains Smoke Detector, ceiling light and 2 power points.

Bedroom 2 (front)



12'8" x 11'9" (3.86m x 3.58m)
(maximum). With fitted carpet, uPVC double glazed window, picture rail, Cast Iron feature fireplace, radiator and 4 power points.

Bedroom 3



12'7" x 11'8" (3.84m x 3.56m)
(maximum). With fitted carpet, radiator, picture rail, Cast Iron feature fireplace, uPVC double glazed window (affording Sea views), ceiling light and 6 power points.

Bedroom 4/Study



9'5" x 7'6" (2.87m x 2.29m)
With fitted carpet, ceiling light, uPVC double glazed window, radiator and 2 power points.

A staircase from the Main Landing gives access to a:-

Half Landing

7'7" x 3'2" (2.31m x 0.97m)
With stair to:-

Second Floor

Landing

7'11" x 6'3" (2.41m x 1.91m)
With fitted carpet, Velux window over stairwell, Mains Smoke Detector and a ceiling light.

Bedroom 5



20'11" x 11'6" (6.38m x 3.51m)
(maximum). With fitted carpet, double panelled radiator, uPVC double glazed gable window, Velux window, 2 wall lights and 10 power points.

Box Room

With sloping ceiling.

Externally

A half glazed door from the Kitchen gives access to Slate Steps which lead down to a reasonable enclosed Garden which has a Paved Patio on 2 levels, a small Astroturf Lawn, Flowering Shrubs, Flower Beds and a hardstanding which would allow for Off Road Vehicle Parking Space (subject to any necessary consents).

There is also a Cellar Store and an Outside WC.

Outside Water Tap and 2 Outside Sensor Lights.

Services

Mains Water, Electricity and Gas are connected. Drainage to a Cesspit/Soakaway. Gas Central Heating. Mainly uPVC Double Glazed. Roof and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. Wiring for Satellite TV.

Tenure

Freehold with Vacant Possession upon Completion.

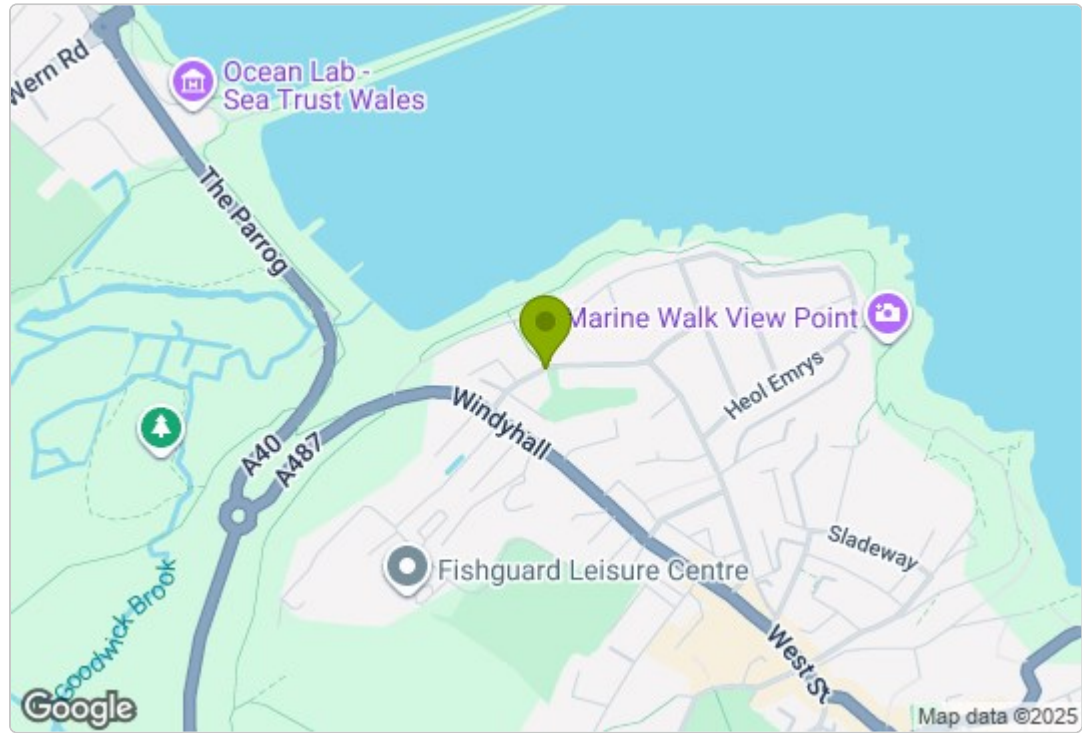
Remarks

Mowbray is a substantial 3 storey End of Terrace Town Residence which stands in a popular residential area within half a mile or so of Fishguard Town Shopping Centre and Market Square. The Property is in excellent decorative order throughout benefitting from Gas Central Heating, uPVC Double Glazing and Roof/Loft Insulation. In addition, it has a Private enclosed Rear Garden with Patio Areas, a small Astroturf Lawn, Flowering Shrubs, Flower Beds and a hardstanding which would allow for Off Road Vehicle Parking Space (subject to any necessary consents). It is ideally suited for Family, Early Retirement, Guest House or Air BnB purposes and is offered 'For Sale' with a realistic Price Guide. 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band - E

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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