



26 Penbanc, Fishguard, Pembrokeshire, SA65 9BJ

Price Guide £259,500

- *A deceptively spacious Detached 2 storey Chalet/Dormer Bungalow residence in the sought after location of Penbanc, which is now in need of Modernisation, Refurbishment and Cosmetic Improvement.
- *Excellent aspect and far-reaching views from upstairs (side windows) with potential to consider Velux windows to rear for panoramic coastal vista. Also, excellent potential for extending to side, subject to any necessary consents.
- *Comfortable, Hall, 2 Reception, Kitchen/Breakfast, Bathroom and 4 Bedroom accommodation.
- *Mains Services. uPVC Double Glazing, Electric Heating and Loft/Roof Insulation.
- *Garage and Off Parking for One Vehicle.
- *Reasonable sized Lawned Gardens with Flowering Shrubs.
- *Ideally suited for Family, Early Retirement, Investment or for Letting purposes.
- *Early inspection strongly advised. Realistic Price Guide. EPC Rating E.

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 300 yards or so of the shops at West Street. 26 Penbanc is situated within 500 yards or so of Fishguard Town Shopping Centre and Market Square and is within 400 yards or so of West Street.

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 Ropewalk continue on this road for 350 yards or so and take the second turning on the right. 26 Penbanc is the second Property on the right hand side of the road. A "For Sale" Board is erected on site.

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Description

26 Penbanc comprises a Detached 2 storey Chalet/Dormer Bungalow residence of cavity concrete block and 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:-

Hall



11'9" x 5'9" (3.58m x 1.75m)

With fitted carpet, pine open tread staircase to First Floor, ceiling light, 1 power point, Dimplex storage heater, opening to Inner Hall and doors to Bedroom 1 and:-

Sitting/Dining Room



18'5" x 10'1" maximum (5.61m x 3.07m maximum)

With fitted carpet, 2 uPVC double glazed windows, tiled open fireplace with a Parkray solid fuel fire, Dimplex storage heater, Glen wall mounted panel heater, serving hatch to Kitchen, ceiling light, TV point, telephone point and 8 power points.

Inner Hall

15'3" x 6'4" (4.65m x 1.93m)

('T' shaped maximum) With fitted carpet, ceiling light, 2 power points, Airing Cupboard with shelves housing a pre lagged copper hot water cylinder and immersion heater on timeswitch and doors to Bathroom, Study/Bedroom 5, Bedroom 2 and:-

Kitchen/Breakfast Room



12'7" x 10'6" (3.84m x 3.20m)

With fitted carpet, double drainer stainless steel sink unit with hot and cold and a companion unit, range of floor and wall cupboards, uPVC double glazed window to rear, uPVC double glazed door to exterior, plumbing for automatic washing machine, serving hatch to Dining Room, Xpelair extractor fan, Hotpoint/Creda freestanding 4 ring Cooker with Ceramic Hob and Double Oven/Grill, part tile surround, smoke detector (not tested), cooker box and 5 power points.

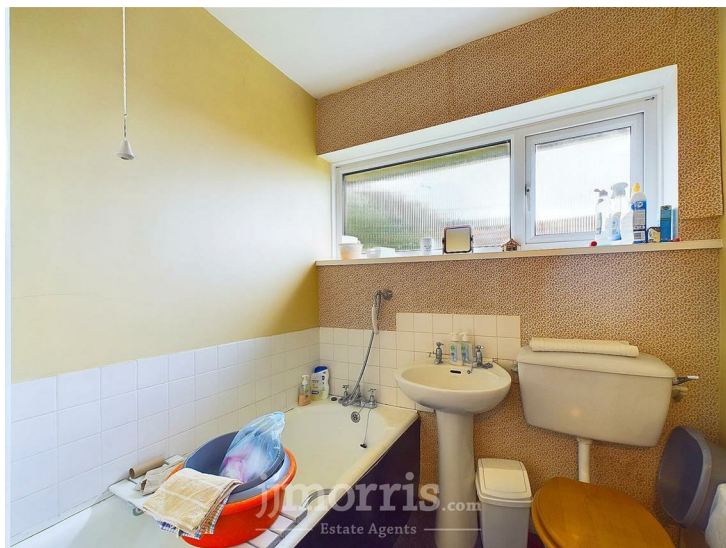
Study/Bedroom 5



8'9" x 8'0" (2.67m x 2.44m)

With fitted carpet, Dimplex wall mounted convector heater, uPVC double glazed window, ceiling light and 2 power points.

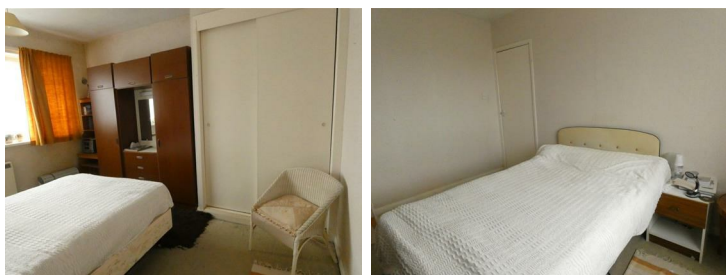
Bathroom



6'3" x 5'5" (1.91m x 1.65m)

With white suite of panelled Bath with shower attachment, Wash Hand Basin and WC, part tile surround, toilet roll holder, uPVC double glazed window, ceiling light and a Delonghi wall mounted panel heater.

Bedroom 2 (Rear)



12'3" x 10'4" (3.73m x 3.15m)

With fitted carpet, fitted double wardrobe, Dimplex storage heater, ceiling light and 3 power points.

Bedroom 1 (Front)



11'3" x 10'11" (3.43m x 3.33m)

With fitted carpet, uPVC double glazed window, TV aerial cable, Dimplex wall mounted convector heater, ceiling light and 2 power points.

First Floor

Landing

4'9" x 3'8" (1.45m x 1.12m)

With fitted carpet, smoke detector (not tested), ceiling light and doors to Bedroom 4 and:-

Bedroom 3

18'4" x 12'5" (5.59m x 3.78m)

With fitted carpet, uPVC double glazed gable window, Dimplex wall mounted convector heater, ceiling light, built in cupboard with shelves, access to undereaves storage space, access to an insulated loft, telephone point and 3 power points.

Bedroom 4/Reception

14'2" x 12'6" (4.32m x 3.81m)

With fitted carpet, uPVC double glazed gable window, access to undereaves storage space, Dimplex storage heater, ceiling light and 3 power points.

Adjoining the property is a:-

Single Garage

23'6" x 9'5" approx (7.16m x 2.87m approx)

Of concrete block construction with rendered and pebble dashed elevations under a flat felt roof. It has uPVC double doors at the fore, a uPVC double glazed window, a uPVC double glazed pedestrian door, cold water tap, ceiling light and electricity meter and fuse boxes.

Externally

There is a Lawned Garden to the fore together with a tarmacadamed hardstanding which allows for Off Road Vehicle Parking and giving access to the Garage. There is a tarmacadamed and concrete path surround to the property and to the side is a reasonable sized Private Lawned Garden with Flowering Shrubs. Adjoining is a Secret Lawned Garden with Flowering Shrubs and at the rear is a further Lawned Garden area.

2 Outside Electric Lights.

The approximate boundaries of 26 Penbanc are edged in red on the attached Plan to the Scale of 1/2500.

Services

Mains Water, Electricity and Drainage are connected. Gas available, but not connected to the Property. uPVC Double Glazed Windows and Doors. Electric Heating. Roof/Loft Insulation. Telephone, subject to British Telecom Regulations.

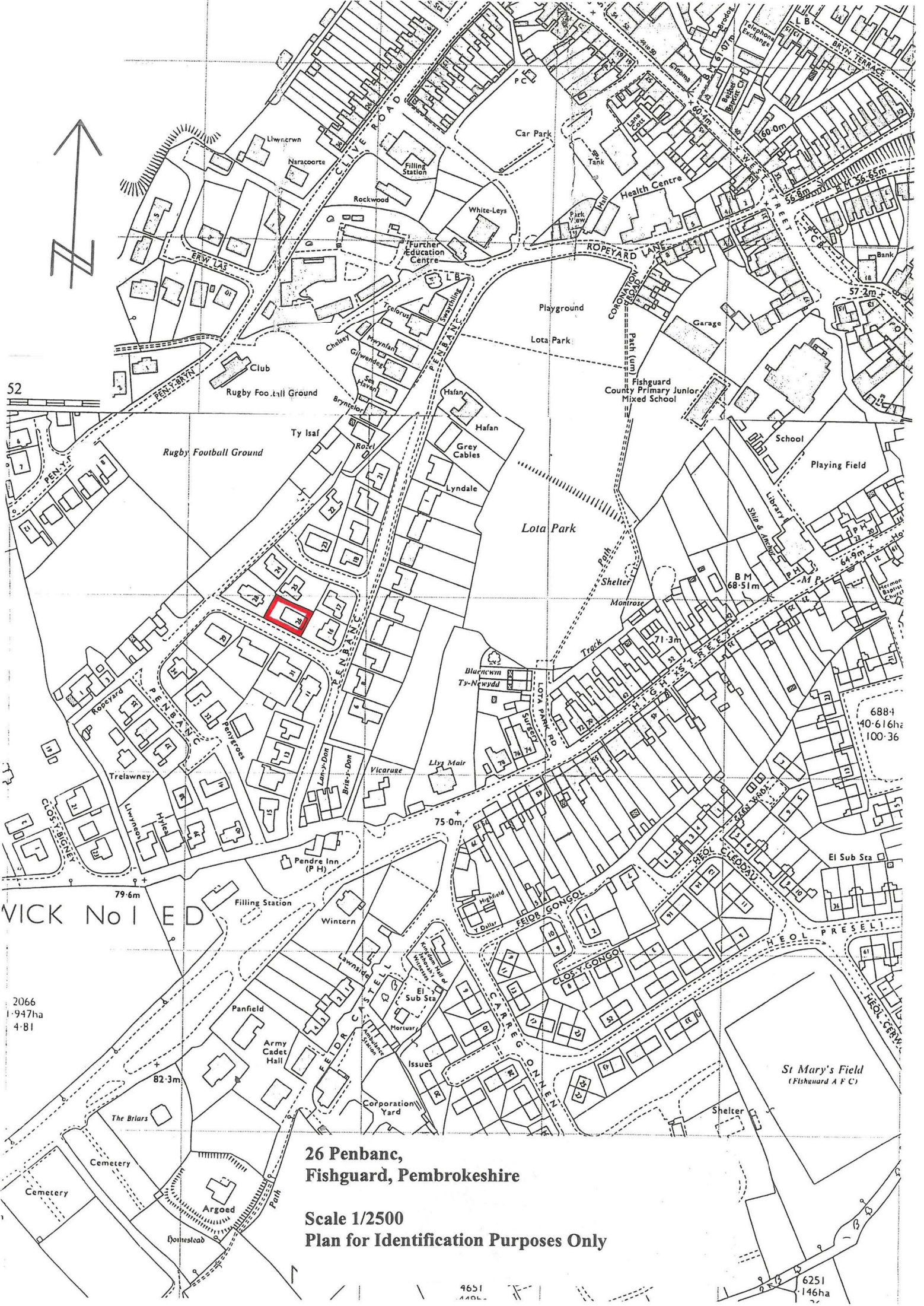
Tenure

Freehold with Vacant Possession upon Completion.

Remarks

26 Penbanc is a deceptively spacious Detached 2 storey Dormer/Chalet Bungalow residence which stands in a popular residential area within 400 yards or so of the shops at West Street. Although benefitting from uPVC Double

Glazing, Electric Heating and Roof/Loft Insulation it is now in need of some Modernisation, Updating and Cosmetic improvement. It has reasonable sized, easily maintained Lawned Gardens on 3 sides together with Flowering Shrubs and a spacious Garage with a Vehicle Parking Space at the fore. It is ideally suited for Family or Retirement purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.



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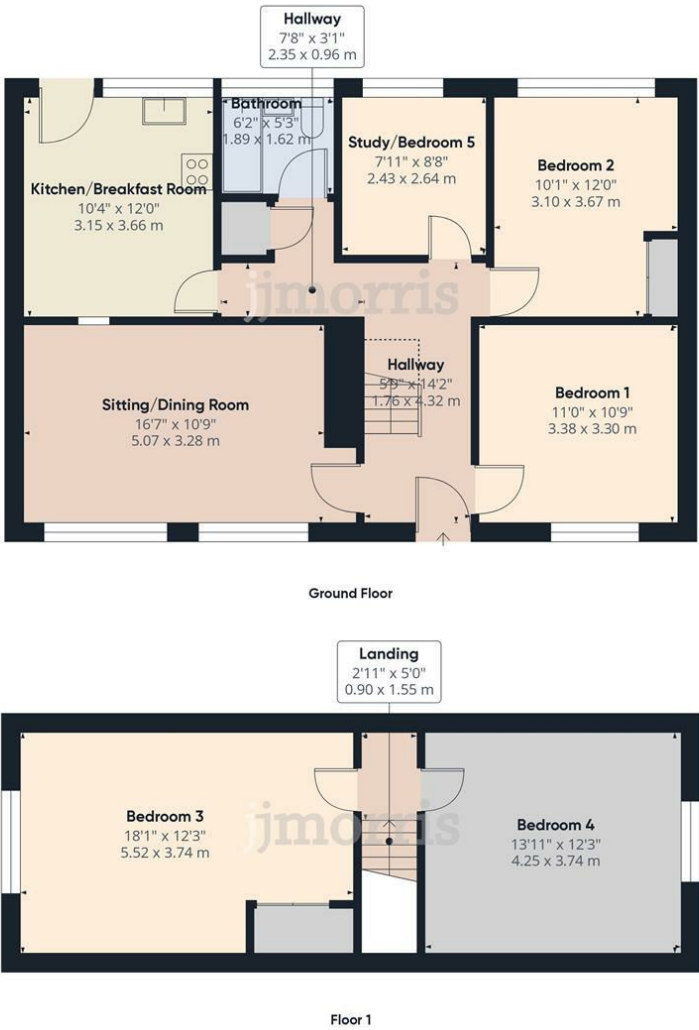
**26 Penbanc,
Fishguard, Pembrokeshire**

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

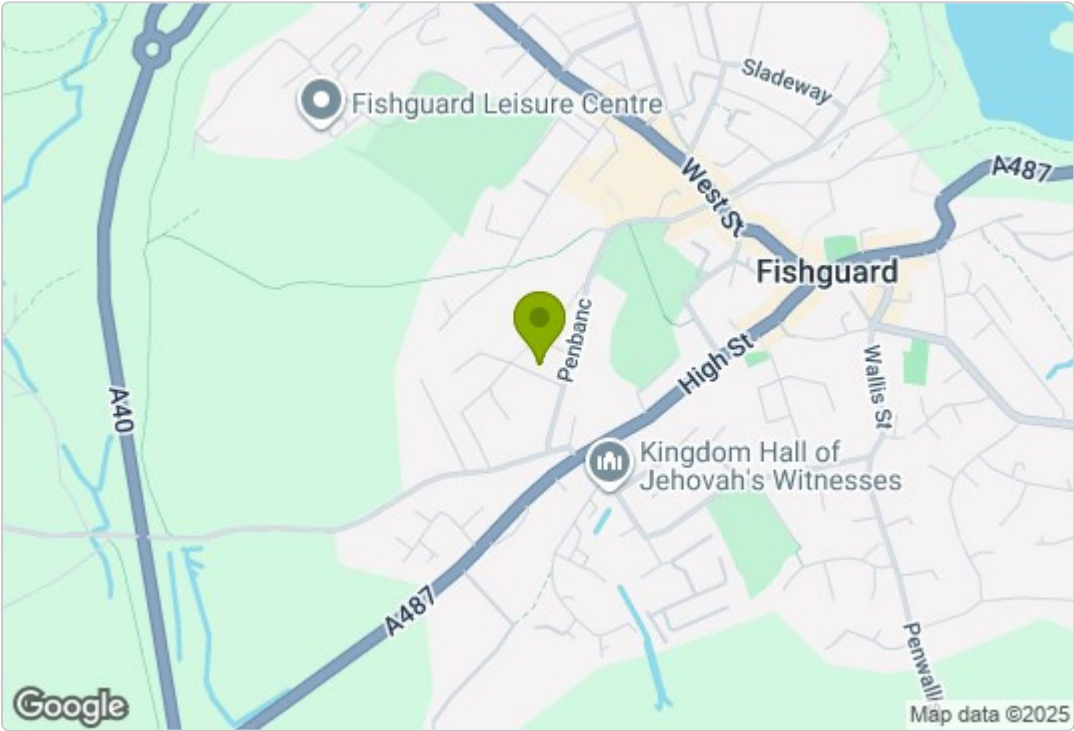
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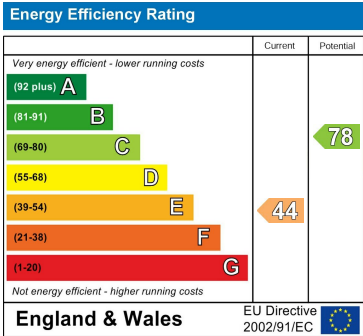
Floor Plan



Area Map



Energy Efficiency Graph



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.

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