



23 Heol Dewi, Fishguard, Pembrokeshire, SA65 9DY

Price Guide £239,950

- *An attractive Detached single storey Bungalow residence.
- *Comfortable Hall, 2 Reception, Kitchen, 2 Bedrooms and Shower Room accommodation.
- *Gas Central Heating, uPVC Double Glazed Windows and Doors and Loft Insulation.
- *Slate Chip Garden to Fore with Flowering Shrubs, Privet Bushes etc and a good sized enclosed Rear Lawned Garden with Flowering Shrubs, a Potting Shed, Tool Shed and a Freezer/Garden Shed.
- *Tarmacadamed Drive and Concrete Hardstanding allows for Off Road Parking for 2 Vehicles.
- *Ideally suited for a Couple, Small Family, Retirement or for Investment Purposes.
- *Early inspection strongly advised. Realistic Price Guide. EPC Rating D

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, a Library, 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 Pembrokeshire Coastline 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 Pwllgaelod, 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.

Bryn Elfed is a popular Residential Area which forms part of Pen-yr-Aber, Fishguard. Pen-yr-Aber is a medium sized residential estate which stands on the headland overlooking Fishguard Harbour and the Bay.

Heol Dewi is a popular residential area which forms part of Penyraber and is situated within 850 yards or so of Fishguard Town Shopping Centre and Market Square.

Directions

From the office of Messrs JJ Morris at 21 West Street turn left and proceed in the direction of Goodwick for 250 yards or so and take the turning on the right adjacent to CK's Store into Brodog Terrace. Proceed on this road for 60 yards or so and follow the road to the left. Continue on this road for a few hundred yards and proceed straight into

Bryn Elfed and continue on this road for a further 200 yards and take the turning on the right into Heol Dewi. Number 23 is the second bungalow on the right hand side of the road. A 'For Sale' board is erected on site.

Description

23 Heol Dewi comprises a detached single storey bungalow residence of cavity brick and concrete block construction with part brick faced and mainly rendered and coloured roughcast elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Porch

4'3" x 3'6" (1.30m x 1.07m)

With fitted carpet, electricity meter and fuse box and door to:-

Hall



11'3" x 8'3" (3.43m x 2.51m)

('T' shaped maximum) With fitted carpet, radiator, built in Cloaks Cupboard, access to an Insulated Loft, telephone point, 2 power points, central heating thermostat control and door to:-

Sitting Room



14'0" x 11'2" (4.27m x 3.40m)

With fitted carpet, marble fireplace housing a coal effect gas fire, double panelled radiator, uPVC double glazed window with vertical blinds, coved ceiling, ceiling light, wiring for Satellite TV, telephone point and 4 power points.

Kitchen



11'6" x 10'6" (3.51m x 3.20m)

With fitted carpet, built in Airing Cupboard with radiator and shelves, range of fitted floor and wall cupboards, inset single drainer silk quartz sink unit with mixer tap, Cannon freestanding 4 ring Gas Cooker with Oven and Grill, part tile surround, fridge freezer recess, mains smoke detector, Hotpoint automatic washing machine, Cooker Hood, cooker box, 7 power points, uPVC double glazed window with roller blind, Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), ceiling light, radiator and a uPVC double glazed door to:-

Conservatory



10'6" x 9'6" approx (3.20m x 2.90m approx)

With ceramic tile floor, uPVC double glazed windows with vertical blinds, uPVC double glazed door to Rear Garden, ceiling strip light and 4 power points.

Bedroom 1 (Front)



12'3" x 10'2" (3.73m x 3.10m)

With fitted carpet, radiator, uPVC double glazed window with vertical blinds, coved ceiling, ceiling light, pull switch and 6 power points.

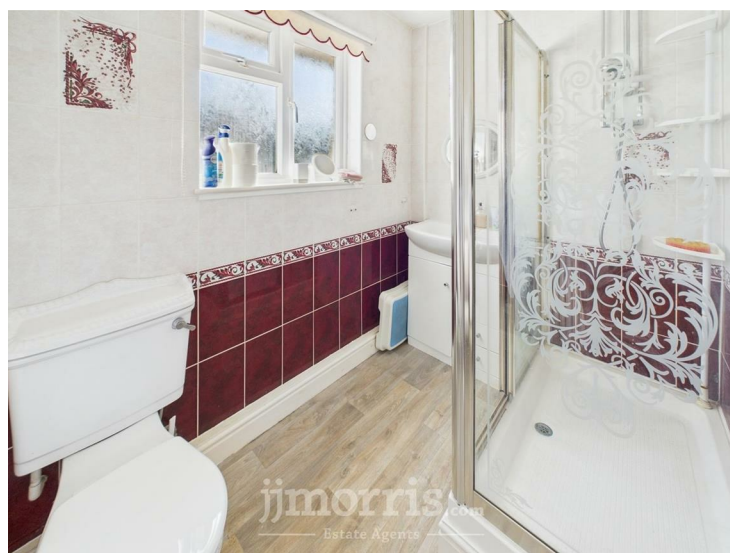
Bedroom 2 (Rear)



10'6" x 10'2" (3.20m x 3.10m)

With fitted carpet, radiator, uPVC double glazed window with vertical blinds, ceiling light, pull switch and 3 power points.

Shower Room



8'1" x 5'7" (2.46m x 1.70m)

With vinyl floor covering, uPVC double glazed window with roller blind, ceiling light, radiator, white suite of Wash Hand Basin in a vanity surround, WC and a glazed and tiled shower cubicle with a thermostatic shower, fully tiled walls, toilet roll holder, extractor fan and a wall mirror.

Externally

Directly to the fore of the Property is a tarmacadamed and concreted drive which allows for Off Road Parking for 2 Vehicles. Directly to the fore of the Bungalow is a gently sloping Slate Chip Patio Garden with Evergreen Bushes, Privets and Flowering Shrubs. There is a concrete and block pavior path surround to the Property and to the rear is a good sized enclosed, gently sloping Lawned Garden together with Flowering Shrubs, Hydrangeas, Rose Bushes and Flower Beds. In addition there is a:-

Freezer/Store Shed

9'5" x 5'2" (2.87m x 1.57m)

Of concrete block construction with a corrugated cement fibre roof. It has 2 power points and a wall light. There is also a:-

Metal Tool Shed

7'0" x 5'6" approx (2.13m x 1.68m approx)

As well as a:-

Potting Shed

10'0" x 6'0" (3.05m x 1.83m)

Of timber construction with a corrugated onduline roof.

Outside Electric Light and a Outside Water Tap.

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

Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazed Windows and Doors. Cavity Wall and Loft Insulation. Wiring for Satellite TV. Telephone, subject to British Telecom Regulations.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

23 Heol Dewi is a comfortable detached single storey bungalow residence which stands in a popular residential area within 650 yards or so of Fishguard Town Shopping Centre and Market Square. The Property is ideally suited for a Couple, a small Family, Retirement or for Investment purposes and has the benefit of Gas Central Heating, uPVC Double Glazed Windows and Doors and Loft Insulation. In addition it has Off Road Parking for 2 Vehicles as well as a gently sloping Slate Chip Patio Garden to the fore with small Evergreen Bushes and to the rear is a sizeable enclosed gently sloping Lawned Garden with Flowering Shrubs and a Flower Bed. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.





23 Heol Dewi,
Fishguard, Pembrokeshire.

Scale 1/2500.

Plan for Identification Purposes Only.

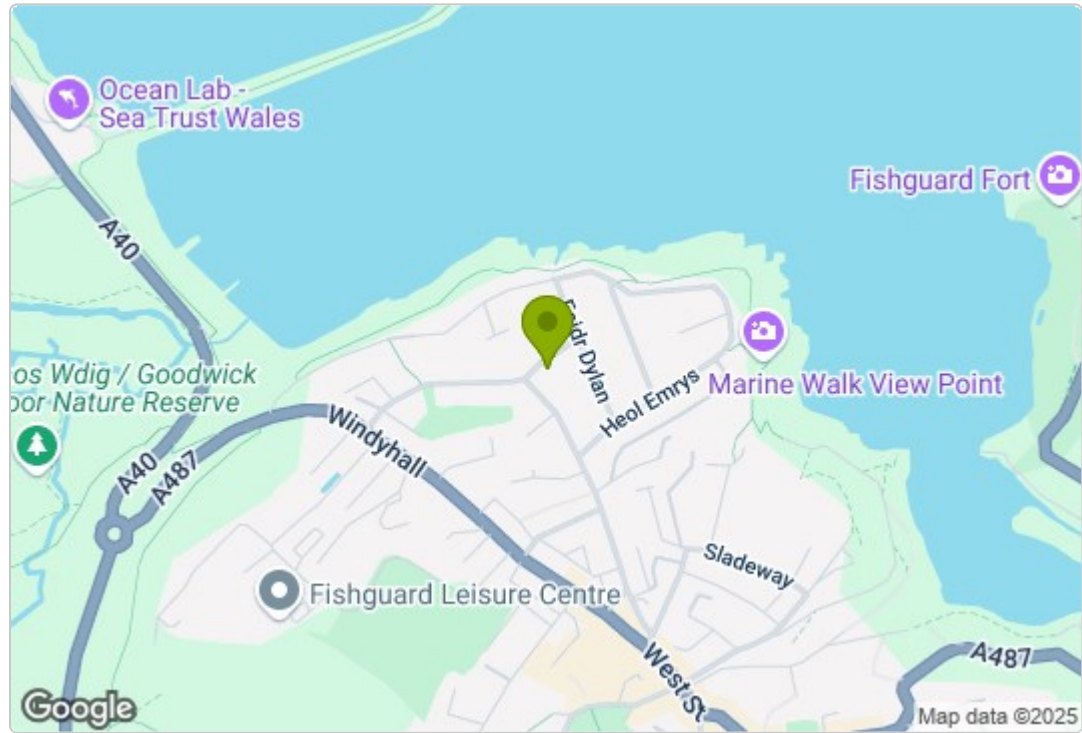
Floor Plan

Ground Floor

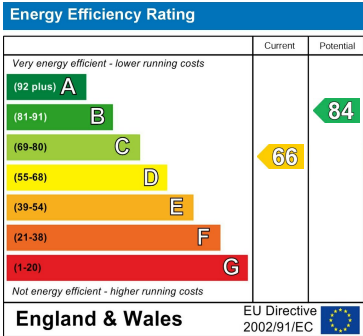


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced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

Area Map



Energy Efficiency Graph



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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