



7 Bryn Gomer, Fishguard, Pembrokeshire, SA65 9EP

Price Guide £295,000

*** NO ONWARD CHAIN**

- * An attractive Semi Detached 2 storey modern Dwelling House.
- * Spacious well appointed 1/2 Reception, 3 Bedroom and 2 Bath/WC accommodation.
- * Gas Central Heating, uPVC Double Glazing and Loft Insulation.
- * Ornamental stone garden and a sizeable rear lawned garden.
- * Garage and off road vehicle parking space.
- * Ideal for Family or early Retirement Purposes.
- * Inspection essential to appreciate full extent of accommodation and indeed the views over Fishguard Bay to the Harbour. EPC Rating D

Entrance Porch



Wooden panel ceilings, part tiled walls, tiled flooring, double glazed uPVC window, uPVC door, Door to:-

First Floor Landing



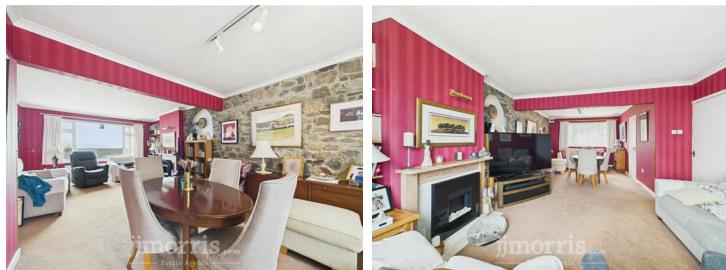
Stairs dropping down to ground floor, loft access, spotlights, radiator, built in storage with tiled flooring and gas meter reader, built in storage cupboard, coved ceilings, doors to :-

Bedroom One



Double glazed window to the front, coved ceilings, part wooden panel walls, radiator

Living/Dining Room



Double glazed windows to the front and rear, feature fireplace with surround, exposed stone wall, coved ceilings, radiator, built in storage cupboard

Shower Room



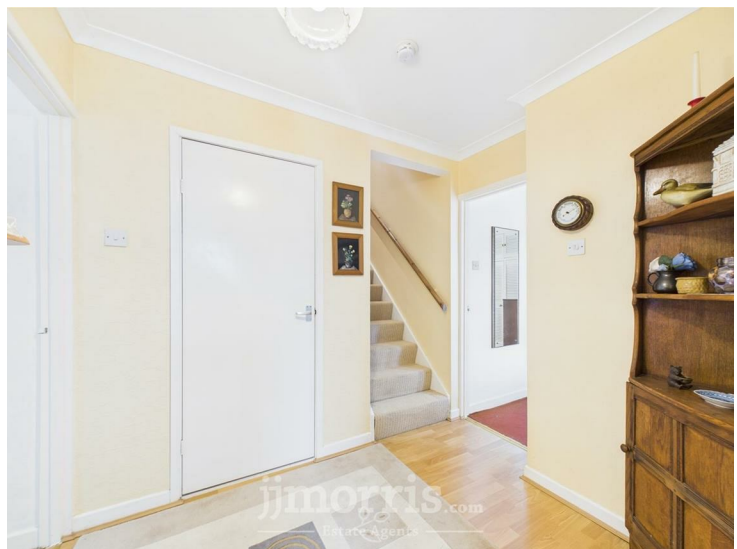
Low flush WC, pedestal wash basin, walk-in shower with fitted shower, double glazed window to the side, radiator, tiled walls and flooring

Kitchen/Breakfast Room



Having a range of wall and base units with complementary worktop surfaces, 1.5 inset stainless steel sink and drainer, integrated hob and extraction built over, plumbing for dishwasher, dual aspect double glazed windows to the rear, space for under counter fridge/freezer, part tiled walls, tiled flooring, radiator

Ground Floor Hallway



Rear Entrance



Stairs rising off to the first floor, coved ceilings, wooden effect flooring, doors to :-

Bedroom Two



Double glazed uPVC window to the rear, fitted wardrobes, coved ceilings, radiator

Bedroom Three



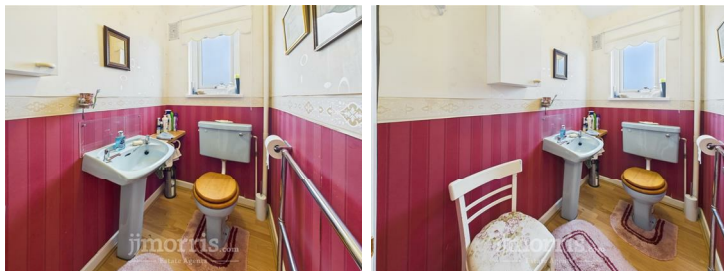
Double glazed uPVC window to the rear, fitted wardrobes, coved ceilings, radiator, door to:-

Wet/Shower Room



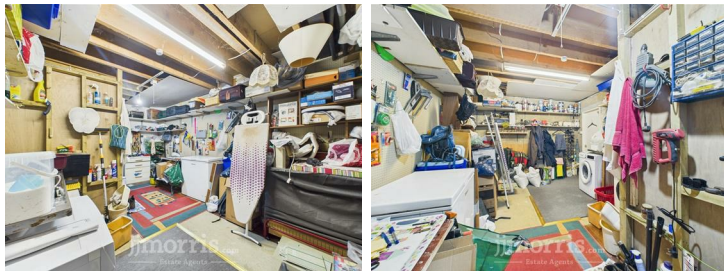
Integrated WC, wash basin, electric shower, coved ceilings, spotlights, tiled flooring, tiled walls

WC



Low flush WC, pedestal wash basin, heated towel rack, double glazed uPVC window to the rear, wooden effect flooring

Utility/Workshop



Stainless steel sink and drainer, plumbing for a washing machine, space for tumble dryer, part tiled walls

Externally



To the front there are red brick steps down to the front door, concrete ramp and hand rail, Ornamental Stone Garden with Rockery and Ground Cover Plants and decorative gravel area, access to the side via wooden gate with steps down to the rear garden which has a lawn and mature shrubs, plants and a patio seating area to enjoy the sea views

Garage/Workshop

Up and over garage door, double glazed uPVC window to the side, personal door

Utilities & Services

Heating Source: Mains Gas

Services:

Electric: Mains

Water: Mains

Drainage: Mains

What3Words: [///abundance.reclined.sober](#)

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Likely & Data - Likely
Three Voice - Likely & Data - Likely
O2 Voice - Likely & Data - Likely
Vodafone. Voice - Likely & Data - Likely

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Broadband Availability

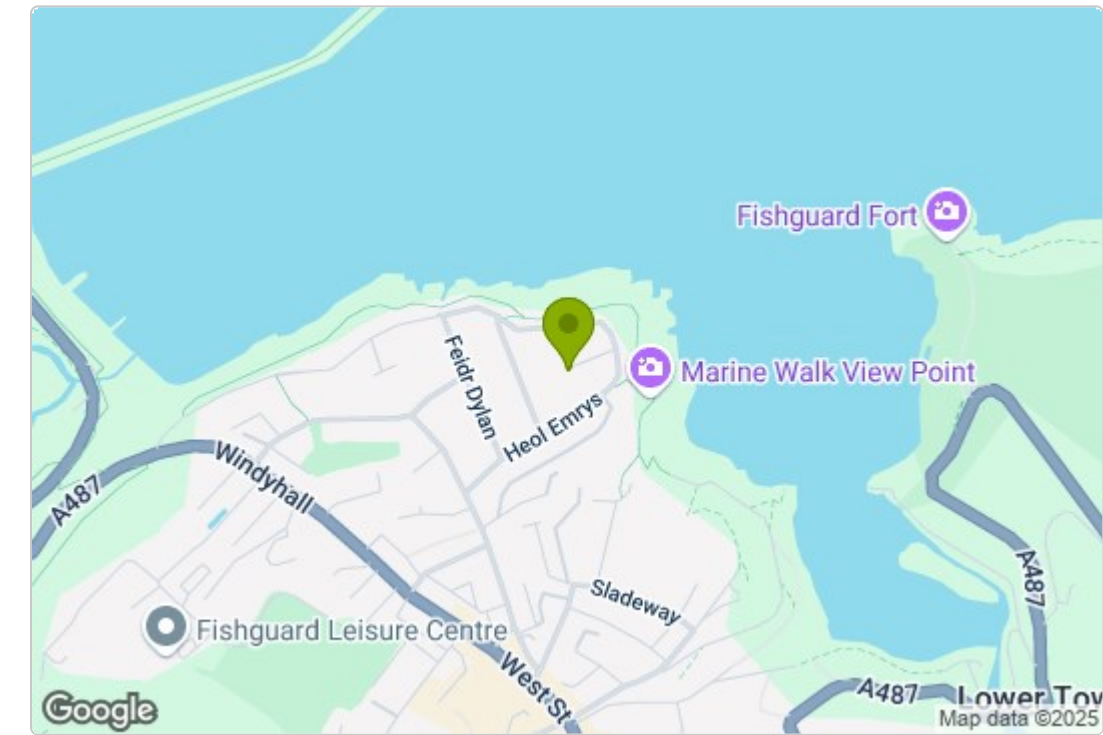
According to the Ofcom website, this property has both standard, superfast and Ultrafast broadband available, with speeds up to Standard 17mbps upload and 1mbps download and Superfast 80mbps upload and 20mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Floor Plan



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	63	
(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 - 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.