



## Hill Cottage, Tower Hill, Fishguard, Pembrokeshire, SA65 9LA

**Price Guide £280,000**

- \*A deceptively spacious Semi Detached 2 storey Listed Grade II Character Cottage Residence.
- \*Comfortable 2 Reception, Kitchen, 3 Bedrooms and Bathroom accommodation.
- \*Gas Central Heating, Loft Insulation, Single Glazed Windows and Double Glazed Garden Room Extension.
- \*Spacious Garage 20'0" x 11'6" together with ample Off Road Parking for 2/3 Vehicles.
- \*Private Rear Lawned Garden with Patios and Flowering Shrubs.
- \*Ideally suited for Retirement, Family, Letting, Holiday Letting or for Investment purposes.
- \*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, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafés, Takeaways, Art Galleries, a Post Office, Library, 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 to 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 and Porthgain.

Lower Fishguard Harbour is within a short walk and provides excellent boating and mooring facilities. Lower Fishguard is the mouth of the River Gwaun which provides good Salmon, Sewin (Sea Trout) and Trout fishing.

The County and Market Town of Haverfordwest is within an easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities.

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.

Tower Hill is a popular Residential Area which stands within a few hundred yards or so of Fishguard Town Shopping Centre and Market Square.

## Directions

From the office of Messrs JJ Morris turn right and bear left at the junction and proceed up to Market Square. Take the first turning on the left into Main Street and continue on this road for 70 yards or so and take the first turning on the right into Hamilton Street. Continue on this road for 100 yards and take the first left into Park Street. Proceed on this road for 100 yards or so and take the first left into Kensington Street. Some 60 yards or so further on take the first right towards Smyth Street and then take the first turning on the left. Proceed on this road for 30 yards or so and follow the road to the left and proceed on this road and the turning to the parking area leading into the Garage and the Parking area for Hill House is on your left.

Alternatively by foot, from Market Square proceed down Main Street for 150 yards or so and take the third turning on the right (straight on) into Tower Hill and take the first lane on the left in between 2 properties. Some 10 yards or so further on bear right and proceed through the gate into Hill Cottage.

What3Words - [///rival.cornfield.stopped](https://www.what3words.com/rival.cornfield.stopped)

## Description

Hill Cottage comprises a Semi Detached 2 storey (split level) residence of mainly solid stone construction with rendered and whitened elevations under a pitched composition slate roof. Accommodation is as follows:-

### Double Glazed French Doors to:-

#### Garden Room



14'10" x 14'3" (4.52m x 4.34m )

With double glazed windows with roller and electrically operated blinds, ceramic tile floor, exposed beams, 2 no 4 ceiling spotlights, 2 wall lights and opening to:-

#### Inner Hall



With fitted carpet, staircase leading down to Ground Floor level and staircase to First Floor:-

## Bedroom 1



14'0" x 12'5" (4.27m x 3.78m )  
( 'L' shaped ) With a laminate Oak floor, Velux window, exposed 'A' frames, ceiling light, radiator, hanging rail and 3 power points.

## Reception Hall/Office



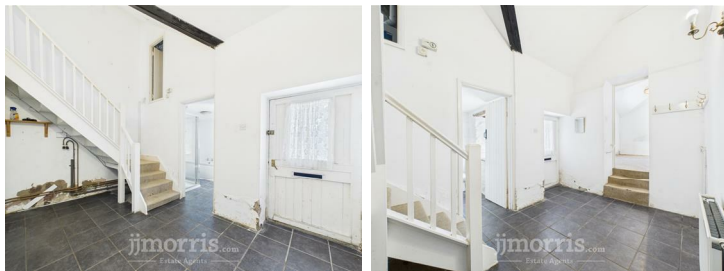
13'8" x 11'7" (4.17m x 3.53m )  
With fitted carpet, double panelled radiator, ceiling light, smoke detector (not tested), single glazed sash window, telephone point, understairs cupboard, 4 power points, fireplace opening, boarded door opening which would lead out onto Kensington Street and a short flight of stairs leading to:-

## Kitchen/Breakfast Room



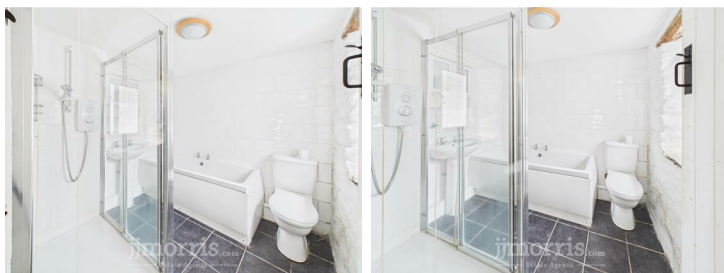
14'2" x 13'10" (4.32m x 4.22m )  
With ceramic tile floor, single glazed window, range of floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, smoke detector (not tested), gas cooker point, Inglenook Fireplace, LED strip light, double panelled radiator, 5 power points and door to:-

## Rear Hall



13'5" x 7'10" (4.09m x 2.39m )  
With ceramic tile floor, half glazed door to rear concreted yard, double panelled radiator, staircase to First Floor, coat hooks, central heating timeswitch, central heating thermostat control, a short flight of steps to Bedroom 2 and door to:-

## Bathroom



7'10" x 7'1" (2.39m x 2.16m )  
With ceramic tile floor, white suite of panelled Bath, Wash Hand Basin, WC and a glazed and tile Shower Cubicle with a Mira Jump electric shower, single glazed window, whitened natural stone wall, ceiling light, mainly tiled walls, glass shelf and a mirror fronted bathroom cabinet.

## Bedroom 2



12'11" x 8'11" (3.94m x 2.72m )  
With fitted carpet, single glazed window, double panelled radiator, exposed beam, ceiling light and 2 power points.

## First Floor

### Bedroom 3



14'1" x 10'9" (4.29m x 3.28m)

With fitted carpet, radiator, single glazed sash window, ceiling light, power points, access to an Insulated Loft and a built in cupboard with shelves.

Accessed off the Half Landing at headroom level is a low door which leads to a:-

### Attic/Loft Store Room



8'0" x 7'0" approx (2.44m x 2.13m approx)

Being fully boarded with single glazed window, electric light and a Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

There are two boarded pedestrian doors off Kensington Street (not currently in use) together with a raised border and double gated wrought iron access leading onto a grassed area which would allow for additional small Vehicle Parking and leading to a good sized Lawned Garden together with Concreted and Paved Patio. There is also a Chipping/Gravelled Hardstanding area (accessed off Smyth Street) allowing for Off Road Parking for 3/4 Vehicles and giving access to a:-

### Garage



20'0" x 11'6" (6.10m x 3.51m)

Of concrete block construction with a box profile roof. It has double wooden doors, a pedestrian door, strip light and 6 power points. There is also a small courtyard with a:-

### Timber Garden Shed



as well as a small concreted Patio/Yard adjacent to the Rear Hall. Accessed via a pathway is a Sitting Area/Patio which continues past the Garages onto the rear access leading out onto Smyth Street.

Outside Sensor Light.

The approximate boundaries of Hill Cottage are edged in red on the attached Plan to the Scale of 1/500.

### Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Single Glazed Sash Windows. Double Glazed Garden Room Windows and Doors. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. Wiring for Satellite TV.

### Tenure

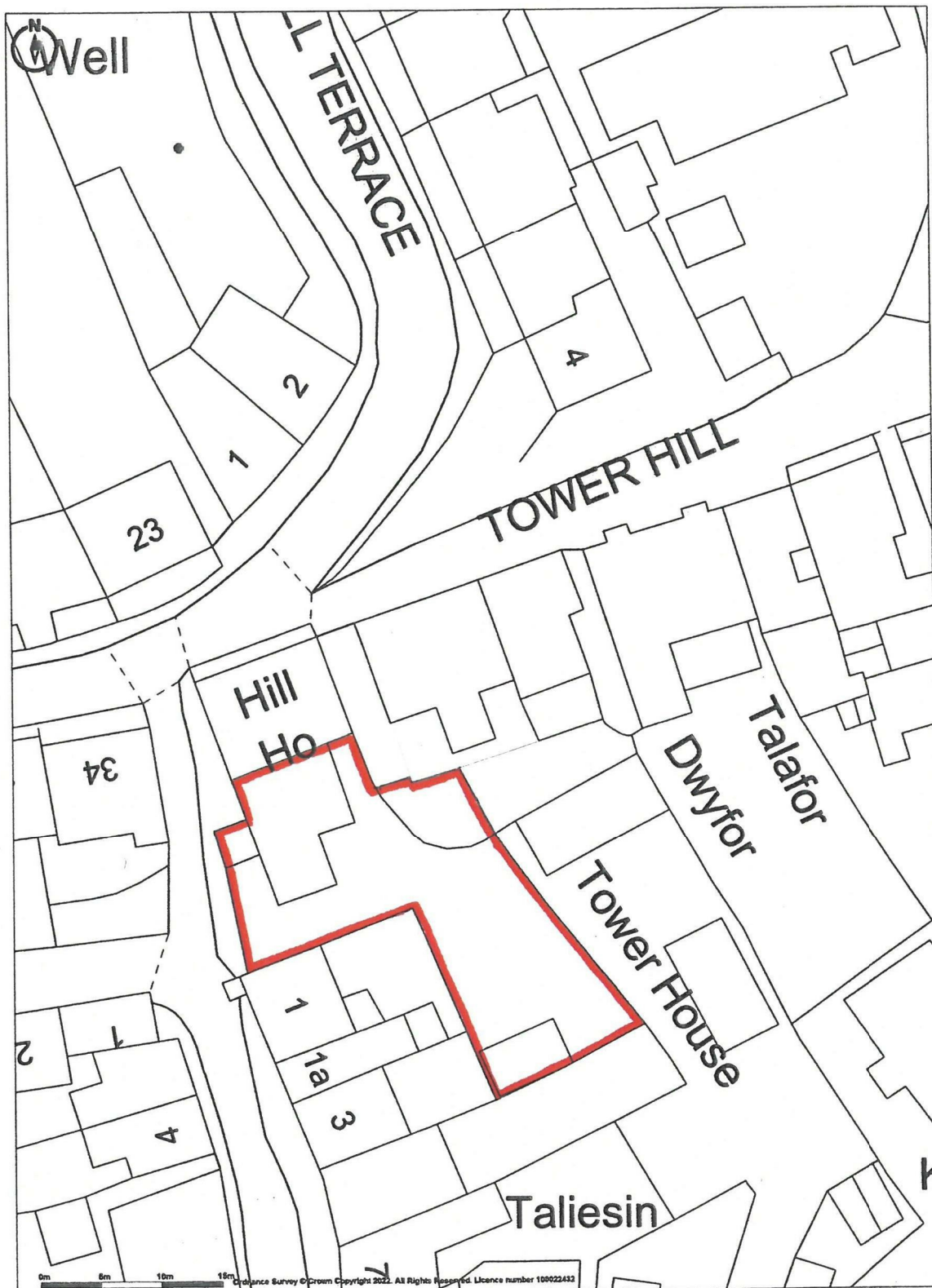
Freehold with Vacant Possession upon Completion.

### Listed Building

Hill Cottage is a Listed Grade II Building.

### Remarks

Hill Cottage is a deceptively spacious 2 storey Listed Grade II Dwelling House which has 2 Reception, Kitchen, 3 Bedrooms and Bathroom accommodation. It has Gas Central Heating, Loft Insulation and is partially Double Glazed. In addition, it has a good sized Garage as well as Off Road Parking for 2/3 Vehicles and sizeable Lawned Gardens with Flowering Shrubs and Patio Areas. Properties in Tower Hill rarely become available on the Open Market and in particular with Garaging and ample Off Road Parking Space. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



**Promap**  
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Plotted Scale - 1:500. Paper Size - A4

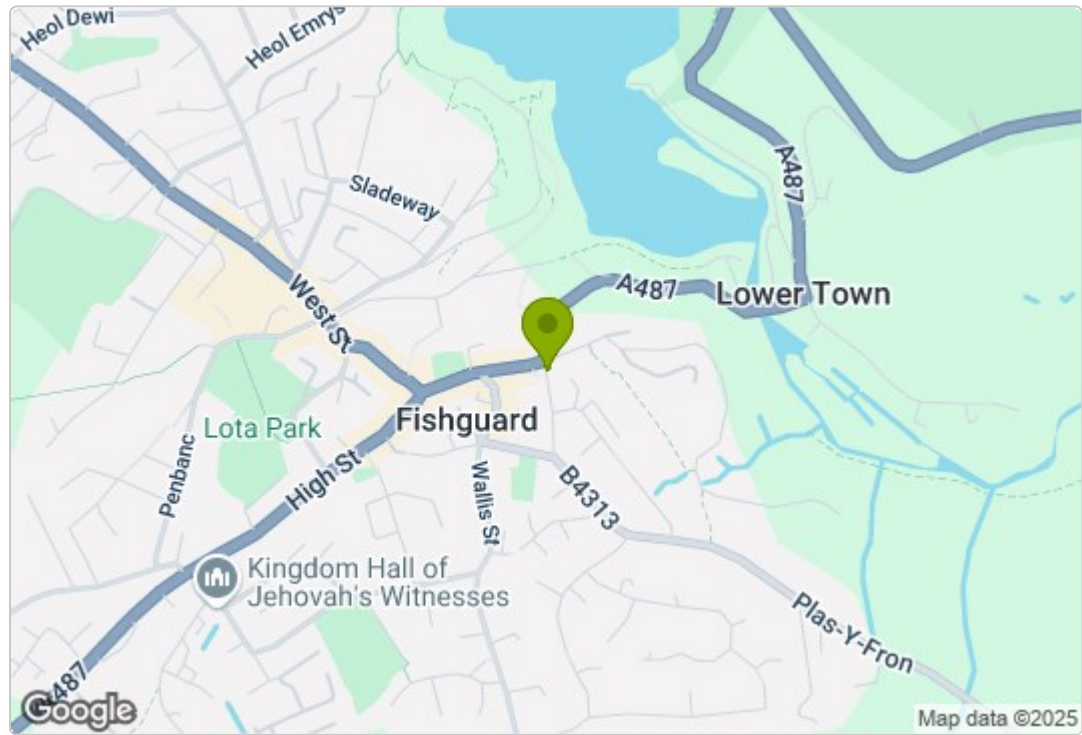
**Hill Cottage,  
Tower Hill, Fishguard, Pembrokeshire**

**Scale 1/500  
Plan for Identification Purposes Only**

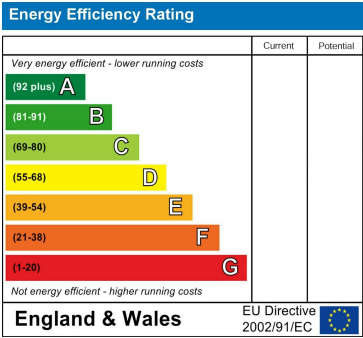
Floor Plan



Area Map



Energy Efficiency Graph



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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