



Homestead, Maesgwynne Road, Fishguard, Pembrokeshire, SA65 9BE

Price Guide £228,500

***An attractive Detached single storey Bungalow residence.**

***Comfortable Hall, Sitting/Dining, Kitchen, Conservatory, Utility, 3 Bedrooms and Bathroom accommodation.**

***Gas Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation.**

***Sizeable, Front and Rear Lawned Gardens with Ornamental Stone Areas, a Veg Garden and Flowering Shrubs.**

***Off Road Vehicle Parking, Summerhouse and a Garden Shed/Workshop.**

***Ideally suited for Family, Retirement, Investment or for Letting purposes.**

***Early inspection strongly advised. Realistic Price Guide. EPC Rating C.**

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, Library, Art Galleries, a Petrol Filling Station/Store, Repair Garages, 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 for Southern Ireland. There is also a Railway Station.

The Pembrokeshire Coastline at The Parrog, Goodwick 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, a Post Office, Art Galleries, a Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, Repair Garages, a Further Education College, The County Council Offices and The County Hospital at Withybus.

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.

Maesgwynne Road is a popular Residential area which is situated on the south eastern fringes of the Town and is within 500 yards or so of Fishguard Town Shopping Centre and Market Square.

Directions

From the Offices of Messrs J. J. Morris, turn right and bear left and proceed up to Market Square and follow the road to the right into High Street. Continue on this road for 450 yards or so and take the second turning on the right into Maesgwynne Road. Follow the road to the left and at the mini Roundabout proceed straight on into Maesgwynne Road. Homestead is some 40 yards or so further along on the right. A "For Sale" Board is erected on site.

Description

Homestead comprises a Detached single storey Bungalow

Residence of cavity concrete block and brick construction with part reformite stone and mainly rendered and coloured roughcast elevations under a pitched interlocking concrete tiled roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Porch



(uPVC double glazed) With ceramic tiled floor, pine shelf, ceiling light and a half glazed door to:-

Hall



With fitted carpet, radiator, coved ceiling, ceiling light, central heating thermostat control, telephone point, 1 power point, access to an Insulated Loft and doors to Bedrooms, Bathroom, Kitchen/Breakfast Room and:-

Sitting Room



20'1" x 10'1" maximum (6.12m x 3.07m maximum)
With fitted carpet, 2 ceiling lights, 2 uPVC double glazed windows with vertical blinds, tiled open fireplace housing a coal effect electric fire, TV point, 2 double panelled radiators, coved ceiling and 6 power points.

Kitchen/Breakfast Room



12'3" x 8'10" (3.73m x 2.69m)
('L' shaped maximum) With vinyl floor covering, inset single drainer 1½ bowl stainless steel sink unit, range of fitted wall and floor cupboards, 4 ceiling spotlight, 2 electric cooker boxes, 8 power points, part tile surround, single glazed window (to Conservatory) with roller blind, DeDietrich 4 ring Ceramic Hob, Cooker Hood, New World eye level (stainless steel fronted) Double Oven/ Grill and a half glazed (6 pane) door to:-

Conservatory



16'6" x 8'2" (5.03m x 2.49m)
Being uPVC double glazed with Vertical blinds, laminated cherrywood floor, uPVC double glazed sliding patio door to rear garden, 2 power points, 2 wall spot lights, TV point and a half glazed (6 pane) door to:-

Utility Room



15'4" x 8'4" approx (4.67m x 2.54m approx)
With a single drainer stainless steel sink unit with companion unit, strip light, pine shelves, 6 power points, uPVC double glazed door to parking area and front garden, electricity consumer unit and an electricity Smart meter, plumbing for automatic washing machine and dishwasher, coat hooks, ceramic tile floor and an Ideal wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

Bedroom 1



11'6" x 11'3" (3.51m x 3.43m)

With fitted carpet, uPVC double glazed window, coved ceiling, double panelled radiator, ceiling light, TV aerial cable and 4 power points.

Bedroom 2



11'0" x 8'10" (3.35m x 2.69m)

With fitted carpet, coved ceiling, ceiling light, uPVC double glazed window to rear, radiator and 4 power points.

Bedroom 3/Study



11'2" x 7'3" (3.40m x 2.21m)

('L' shaped maximum) With fitted carpet, uPVC double glazed window to rear, coved ceiling, ceiling light, radiator and 1 power point.

Bathroom



With vinyl floor covering, uPVC double glazed window, chrome heated towel rail/ radiator, 5 downlighters, white suite of panelled Bath, Wash Hand Basin in a vanity surround, WC and a glazed and tiled Shower Cubicle with a thermostatic shower, part tiled surround, mirror fronted bathroom cabinet and a toilet roll holder.

Externally



The property stands in good sized well laid out Gardens which include Lawned areas to front, side and rear together with a small Vegetable Garden, Flower and Shrub borders and a Paved Patio. There is a concrete and ornamental stone path surround to the property and to the rear is a:-

Summerhouse



10'0" x 8'0" (3.05m x 2.44m)
With a pitched rubberoid roof and a:-

Garden Shed/Potting Shed

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

There is a concrete hardstanding directly to the fore of the Property which allows for Off Road Vehicle Parking as well as a dwarf brick boundary wall to the fore.

Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Homestead is a comfortable Detached single storey Bungalow residence which stands in a popular residential area within easy walking distance of Fishguard Town Shopping Centre and Market Square. The Property is ideally suited for Family, Retirement, Investment or Letting purposes and has the benefit of Gas Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation. In addition, it has good sized easily maintained Front and Rear Lawned Gardens with Ornamental Stone Areas, a Small Paved Patio, Flowering Shrubs a Vegetable Plot and Off Road Vehicle Parking. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



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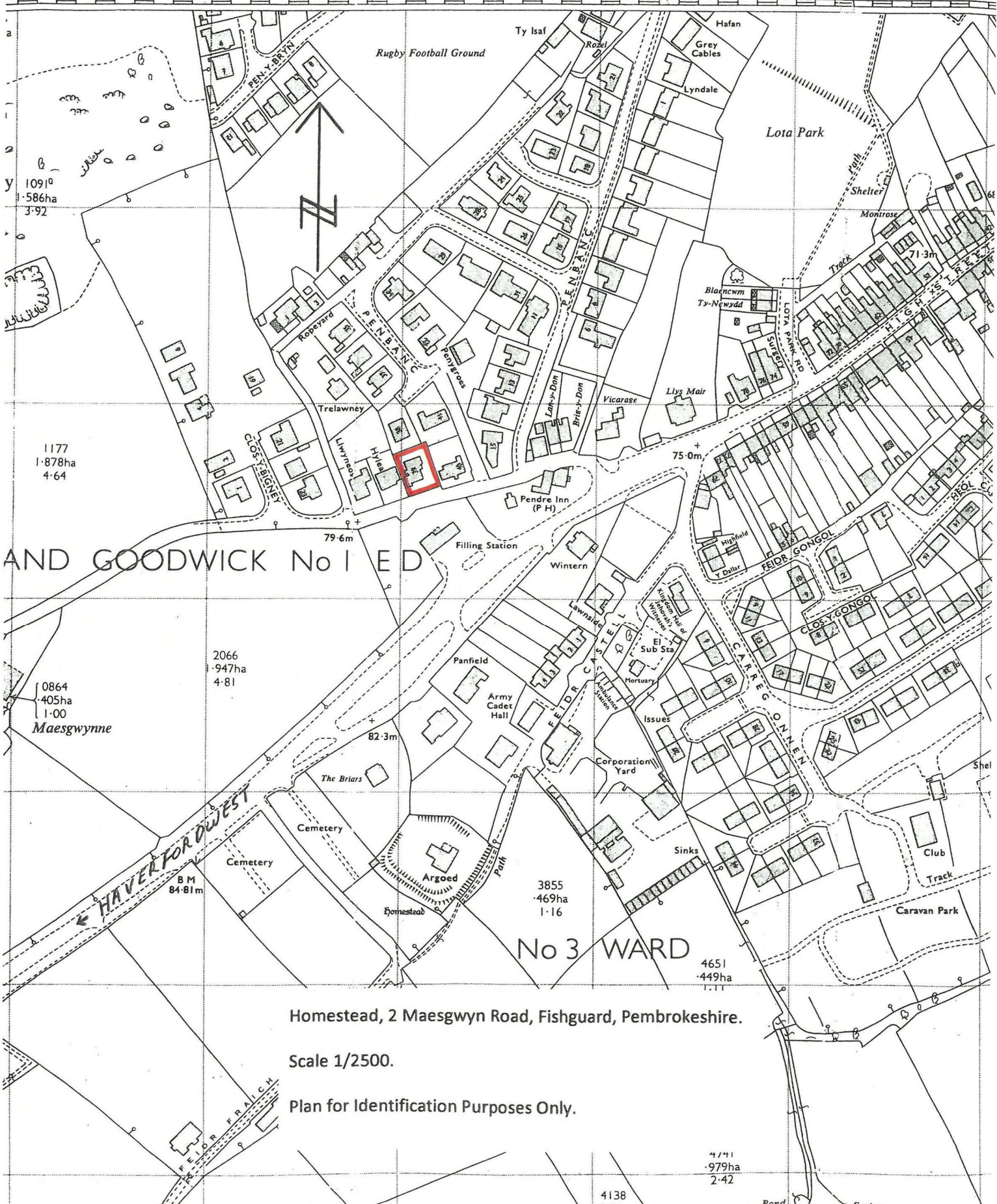
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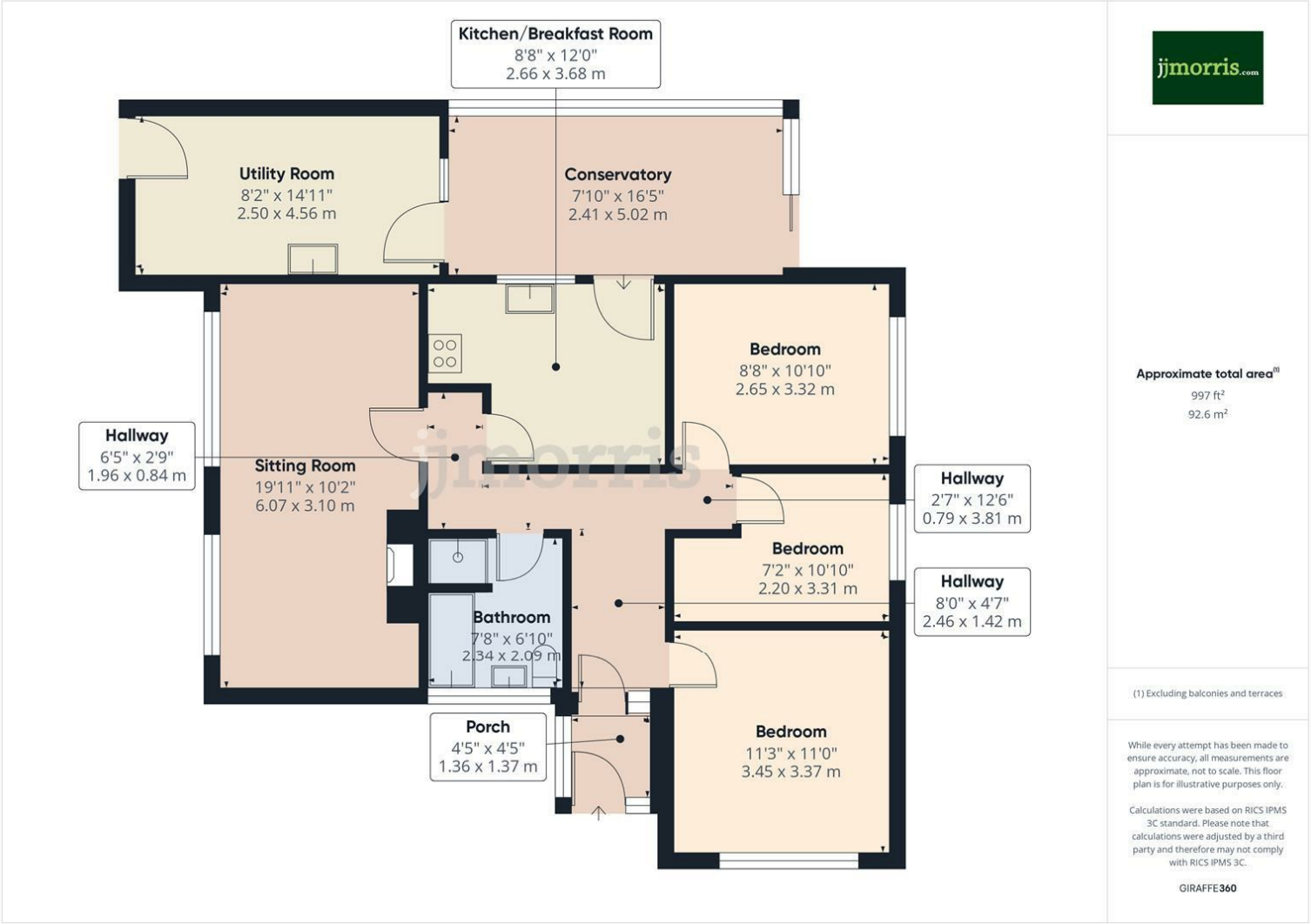
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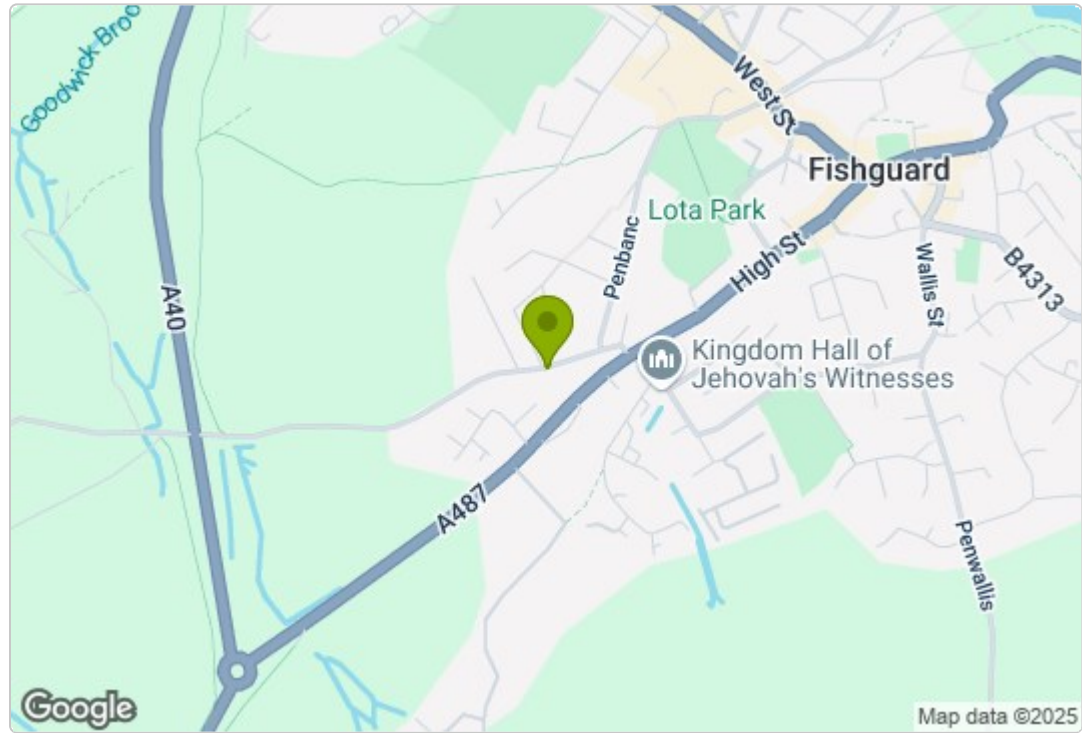
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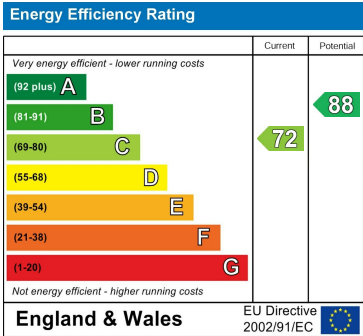
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - E

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