



**21 Maes Waldo, Fishguard, Pembrokeshire, SA65 9ER**

**Price Guide £185,000**

A conveniently positioned Terraced 2 storey Modern Dwelling House.

Well appointed Hall, WC, Sitting/Dining, Kitchen/Breakfast, 2 Bedrooms and Bathroom accommodation.

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

Block Pavior hardstanding to fore allowing for Off Road Vehicle Parking Space for 2 Vehicles,.

Private Rear Garden with Ornamental Stone Areas, a Paved Patio, Flowering Shrubs and a Garden Shed.

Ideally suited for a Couple, First Time Buyers, Retirement or for Investment purposes.

Early inspection strongly advised. Realistic Price Guide.

Council Tax Band 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, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Post Office, Library, a Petrol Filling Station/Store, Repair Garages, a Leisure Centre and a Cinema/Theatre.

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 and the Beach 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 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, Post Office, Supermarkets, Petrol Filling Stations, Repair Garages, a Leisure Centre, Further Education College, 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 both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Maes Waldo is a medium sized Residential Estate which is accessed off Brodog Terrace and is situated within 550 yards or so of Fishguard Town Centre and Market Square.

## Directions

From the Offices of Messrs J.J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for 200 yards or so and take the turning on the right adjacent to CK's Store into Brodog Terrace. Continue on this road for 50 yards or so and follow the road to the left. Continue on this road for a further 200 yards or so passing the turning on the left into Victoria Avenue and a short distance further along, take the first turning on the left into Maes Waldo. Continue on this road for a 120 yards or so and turn right into a cul-de-sac and No. 21 is the second property on the left (middle property of 3). A "For Sale" Board is

erected on site.

What3words:- ///logs.improvise.qualify

## Description

21 Maes Waldo comprises a Terraced 2 storey Dwelling House of a timber frame construction with an external skin of concrete block with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

### Portico

With Outside Light and a composite double glazed door to:-

### Hall



15'5" x 6'5" (4.70m x 1.96m)

With ceramic tile floor, uPVC double glazed window, radiator, ceiling light, 1 power point, phone point, Mains Smoke Detector (not tested) staircase to First Floor and doors to Sitting/Dining Room, Kitchen/Breakfast Room and:-

### Cloakroom



6'0" x 2'10" (1.83m x 0.86m)

With ceramic tile floor, white suite of WC and Wash Hand Basin, extractor fan, uPVC double glazed window and a ceiling light.

## Sitting/Dining Room



13'6" x 11'10" (4.11m x 3.61m)

With fitted carpet, 2 radiators, coved ceiling, 2 ceiling lights, 4 power points, TV point and uPVC double glazed French door to Rear Garden.

## Kitchen/Breakfast Room



9'3" x 11'2" (2.82m x 3.40m)

With ceramic tile floor, a range of fitted floor and wall cupboards, built in Neff Single Oven/Grill, 4 ring Gas Cooker Hob and Cooker Hood (externally vented), built in dishwasher, built in fridge/freezer, plumbing for automatic washing machine, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, Mains Heat Detector (not tested), uPVC double glazed window overlooking Rear Garden, ceiling light and 3 power points.

A staircase from the Hall gives access to the:-

## Half Landing



6'2" x 7'9" (1.88m x 2.36m)

With fitted carpet and stair to:-

## First Floor

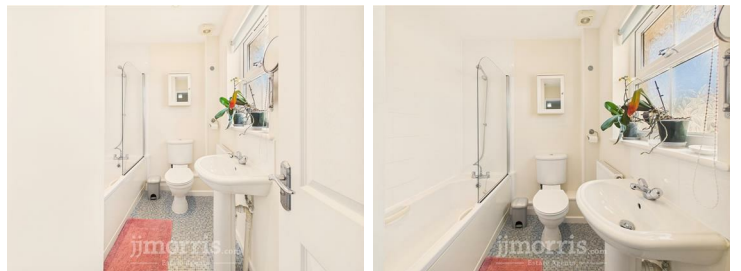
## Landing



6'0" x 12'7" (1.83m x 3.84m)

With fitted carpet, uPVC double glazed window, radiator, built in cupboard housing a Baxi wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating) and Carbon Monoxide alarm, Mains Smoke Detector (not tested) ceiling light and 1 power point.

## Bathroom



8'4" x 6'0" (2.54m x 1.83m)

With white suite of panelled Bath with shower attachment, Wash Hand Basin and WC, glazed shower screen, 5 downlighters, Extractor Fan, uPVC double glazed window, vinyl floor covering and radiator.

## Bedroom 1



10'8" x 11'5" (3.25m x 3.48m)

With fitted carpet, 2 uPVC double glazed windows, ceiling light, radiator and 4 power points, TV point.

## Bedroom 2



10'7" x 9'3" (3.23m x 2.82m)

With fitted carpet, uPVC double glazed window, ceiling light, radiator and 2 power points, TV Point

## Externally



There is a block pavior hardstanding directly to the fore of the Property allowing for Off Road Vehicle Parking Space for 2 Vehicles. To the rear of the Property is a sizeable private enclosed Patio Garden with Ornamental Stone Areas, a Paved Patio, Flowering Shrubs, Flowers and a Garden Shed.

Outside Electric Lights and an Outside Water Tap.

## Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

## Tenure

Freehold with Vacant Possession upon Completion.

## Remarks

21 Maes Waldo is a comfortable well appointed Terraced 2 storey Dwelling House which stands on this popular medium sized residential estate and being ideally suited for a Couple, First Time Buyers, Retirement or for Investment purposes. The Property is in excellent decorative order throughout benefitting from Gas fired Central Heating, uPVC Double Glazing and both Wall and Loft Insulation. In addition, it has Off Road Vehicle Parking Space to the fore, together with a reasonable sized easily

maintained Patio Garden with Ornamental Stone Areas, Paved Patios and Flowering Shrubs. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



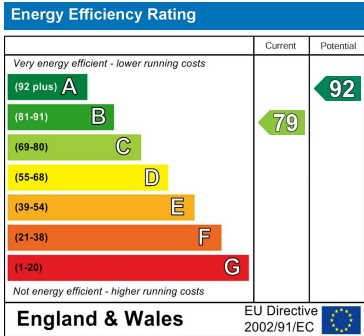
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - C

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