



10 Wallis Street, Fishguard, Pembrokeshire, SA65 9HP

Price Guide £210,000

An attractive Terraced 2 storey character Cottage residence.

Well appointed Living Room, Study/Store Room/Bedroom, Kitchen/ Breakfast, Utility Room/Rear Hall, Bathroom & 1/2 Bedroom accommodation.

All Mains Services. Gas Central Heating. uPVC Double Glazing. Loft Insulation.

Walled Forecourt with Slated chipped areas and Flowering Shrubs and a reasonable sized rear garden with paved Patio, Ornamental Stone areas, Flowering Shrubs and a Garden Store Shed.

Ideally suited for a Single Person, a Couple, Retirement, Investment or for Investment purposes.

Internal inspection 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, Art Galleries, 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 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, Porthgain Traeth Llyfn, Abereiddy and Whitesands Bay.

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 Leisure Centre, The County Council Offices and The County Hospital at Withybush.

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.

Wallis Street is a popular Residential area which is situated within 200 yards or so of Fishguard Town Shopping Centre and Market Square.

DIRECTIONS

From the Offices of J.J. Morris at 21 West Street, turn right and proceed up to Market Square. Take the first turning on the left in the direction of Newport for 80 yards or so and take the first turning on the right into Hamilton Street. Continue on this road for a 100 yards or so and proceed up the hill and 10 Wallis Street is situated 40 yards or so further on, on the left hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

10 Wallis Street comprises a Terraced 2 storey Dwelling of predominantly solid stone construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

Ground Floor

Living Room



16'3" x 14'6" (4.95m x 4.42m)

plus Inglenook 5'4" x 3'5" (1.63m x 1.04m) with integrated log burner, exposed stone surround and slate hearth, staircase to First Floor, exposed beams, 2 Upvc double glazed windows to the front, radiators, 4 power points, tiled flooring, and doors to Kitchen and:-

Study/Store Room



7'2" x 4'9" (2.18m x 1.45m)

(used by vendor as a 2nd Bedroom) With Tiled flooring, radiator and Upvc double glazed window.

Kitchen



10'1" x 6'6" (3.07m x 1.98m)

Having a range of wall and base units with complimentary worktop surfaces, electric cooker with extraction over, 1.5 inset porcelain sink and drainer with mixer taps over, part tiled walls, Quarry tiled floor, Upvc double glazed window to the rear, radiator, spot lights, 3 power points and door opening to:-

Utility Room/Rear Hall



5'10" x 5'3" (1.78m x 1.60m)

Plumbing for washing machine, part tiled walls, Quarry tiled floor with uPVC double glazed French Doors to rear Garden.

First Floor

Landing



12'4" x 4'0" (3.76m x 1.22m)

Pine wooding flooring, Velux double glazed skylight window, doors to:-

Bathroom



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

(maximum) With suite of panelled Bath, Wash Hand Basin and WC, uPVC double glazed window with roller blind, column radiator with a chrome towel rail, ceiling light, shower over bath and a glazed shower screen.

Bedroom 1



14'9" x 10'8" maximum (4.50m x 3.25m maximum)
Pine wooden flooring, 2 Upvc double glazed windows, radiator, built in storage, 3 power points, 2 wall lights and a ceiling light.

Externally

There is a rendered stone walled Garden to the fore of the Property with Slate Chip areas, Flowering Shrubs, Flowers and a Yucca/Palm Tree and to the rear is a reasonable sized easily maintained rear Garden with a Paved Patio, Ornamental Stone areas, Flowering Shrubs and a:-

Garden Tool Shed

3'0" x 2'0" (0.91m x 0.61m)

The approximate boundaries of 10 Wallis Street, Fishguard are coloured 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 Glazing. Loft Insulation.
Telephone, subject to British Telecom Regulations.
Broadband Connection.

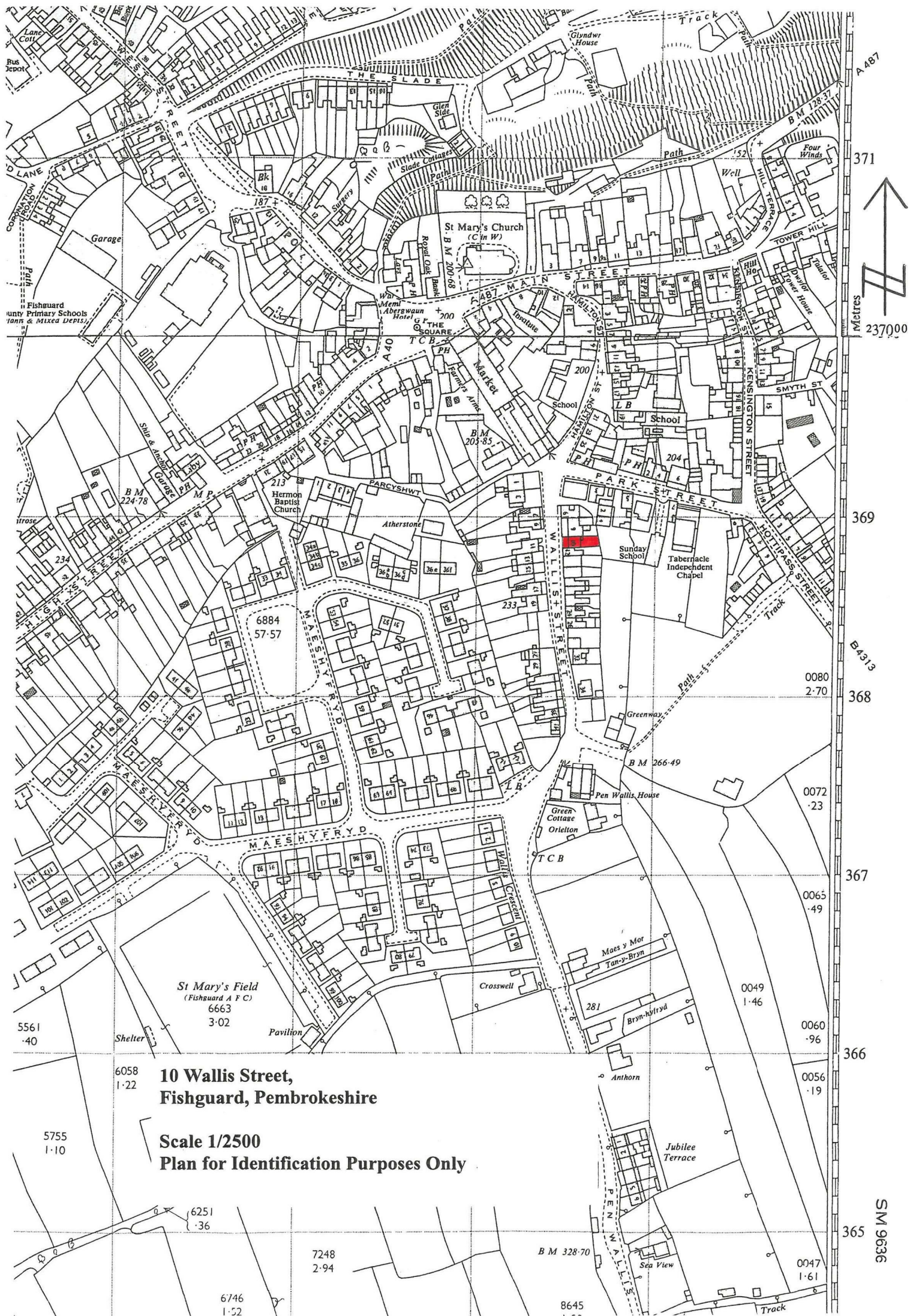
TENURE

Freehold with Vacant Possession upon Completion.

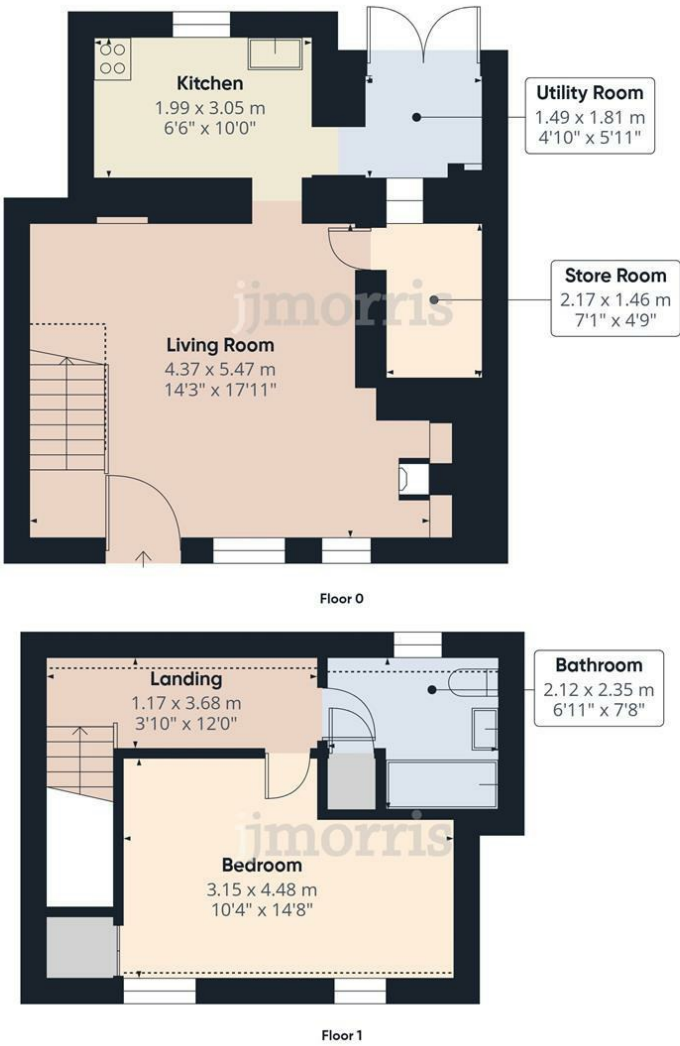
REMARKS

10 Wallis Street is an attractive character Cottage residence which stands in a popular residential area within a short walk of the Town Centre and the Shops. It has a wealth of character and is in excellent decorative order and is ideally suited for a Single Person, a Couple, Retirement or for Investment purposes. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

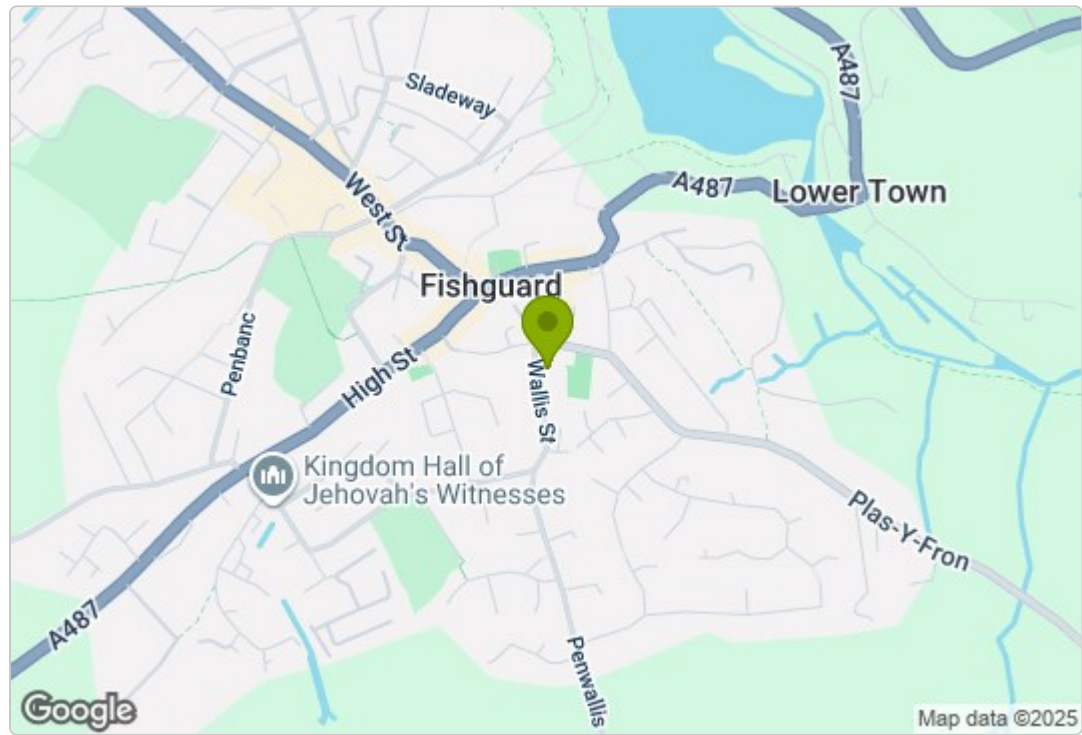




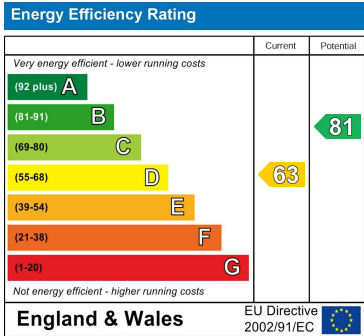
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band -

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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