



22 Main Street, Fishguard, Pembrokeshire, SA65 9HJ

Price Guide £159,950

- * A substantial Listed Grade II Terraced 3 storey Town House which has Commercial potential (STP),
- * Self Contained Ground Floor accommodation which has a Porch, Hall, Living Room (formerly a Shop), Inner Hall, Office/Study/Bedroom, Utility Room/Kitchen and a Shower Room.
- * First & Second Floor accommodation has a Sitting Room, Snug/Television Room, Breakfast Room, Kitchen, 3 Bedrooms, Bathroom and a Shower Room.
- * 2 Boarded Attic/Loft Rooms 18'0 x 14'0" (split level) and 21'0" x 18'0".
- * Stone built Garage and Store Shed (formerly a Cottage) with rear Vehicular and Foot Access with Conversion potential (STP).
- * All Mains Services. Gas Central Heating. Partial uPVC Double Glazing and partial Roof Insulation.
- * 22 Main Street is in need of renovation, modernisation and updating which is reflected in it's current Price Guide.
- * Ideally suited for a Builder, Trade's Person, DIY Enthusiast or the like. Early inspection strongly advised. 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, Post Office, Library, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, a Petrol Filling Station/Store, Repair Garages 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 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, 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 south to Haverfordwest and west to 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.

Main Street is a mixed Residential/Commercial area and is the Main A487 Fishguard to Cardigan Road. 22 Main Street is situated within 125 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. Follow the road to the left into Main Street and continue on this road for a 100 yards or so and 22 Main Street is situated on the right hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

22 Main Street comprises a Terraced 3 storey Town House of predominantly solid stone construction with rendered and coloured front elevation and rendered and coloured roughcast rear and side elevations under a pitched slate roof. Accommodation is as follows:-

Ground Floor

Half Glazed Entrance Door to:-

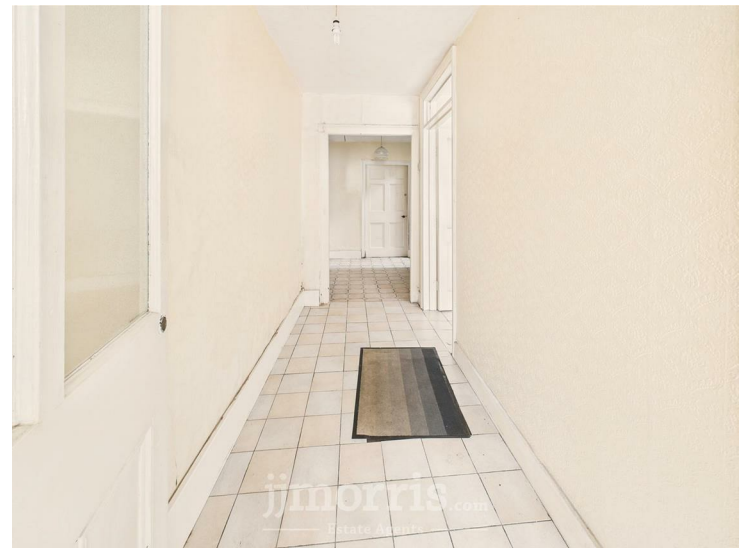
Porch



5'11" x 4'8" (1.80m x 1.42m)

With ceramic tile floor, Gas Meter, Electricity Meter and Fuse Box Cupboard and a half glazed door to:-

Hall



11'0" x 4'6" (3.35m x 1.37m)

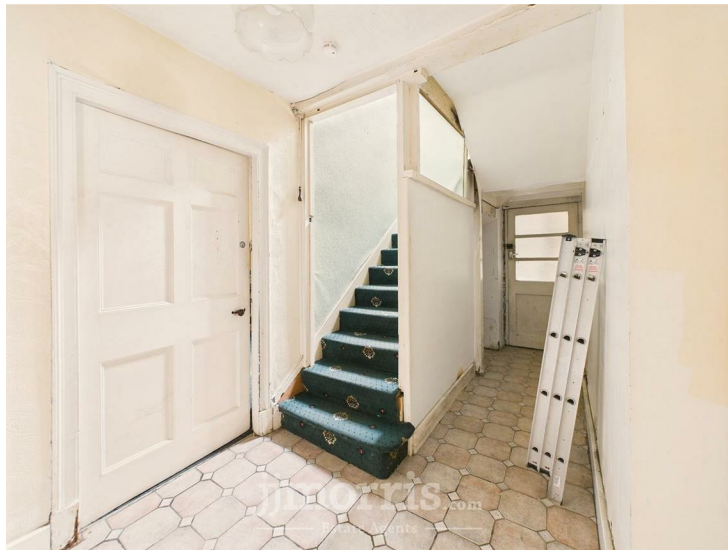
With ceramic tile floor, ceiling light, door opening to Inner Hall and door to:-

Living Room (formerly a Shop)



19'3" x 14'11" (5.87m x 4.55m)
(maximum measurement). With a single glazed shop display window, ceramic tile floor, double panelled radiator, ceiling light and a wall light, telephone point, inset single drainer stainless steel sink unit with companion unit and 10 power points.

Inner Hall



15'10" x 8'7" (4.83m x 2.62m)
(maximum measurement). With staircase to First Floor, ceramic tile floor, double panelled radiator, ceiling light, 4 power points, understairs cupboard, door to Office/Study/Bedroom and a half glazed door to:-

Side Entrance Porch

8'6" x 3'6" (2.59m x 1.07m)

With built in cupboard, wall light, cold water tap and a half glazed door to rear Yard.

Office/Study/Bedroom



15'0" x 8'6" (4.57m x 2.59m)
With uPVC double glazed window, fireplace housing a Gas fire, alcove with shelves, ceiling light, double panelled radiator, 8 power points and door opening to:-

Utility Room



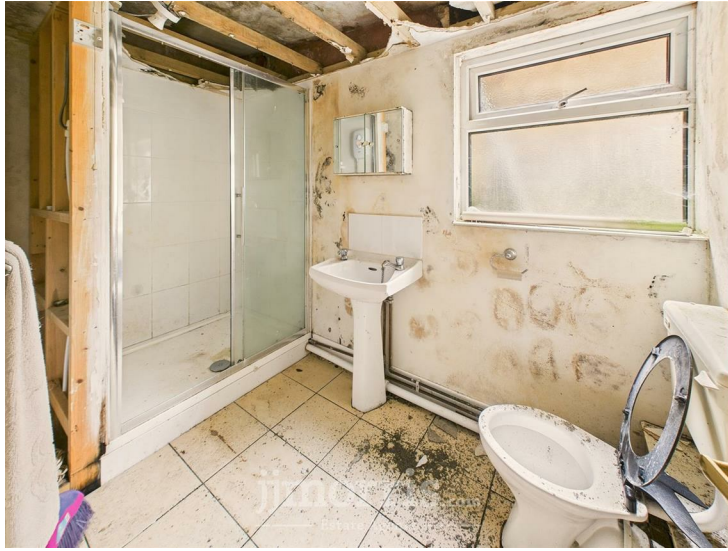
10'9" x 8'0" (3.28m x 2.44m)
With uPVC double glazed window, wall mounted Gas Boiler (heating domestic hot water on the Ground Floor only), double panelled radiator, floor and wall cupboards and door to:-

Inner Hall 2

10'9" x 3'2" (3.28m x 0.97m)

With double panelled radiator, ceiling light and door to:-

Shower Room



9'8" x 5'6" (2.95m x 1.68m)

With ceramic tile floor, suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Triton Electric Shower, wiring for ceiling light and a uPVC double glazed window.

A staircase from the Inner Hall leads to a:-

Half Landing



3'3" x 3'0" (0.99m x 0.91m)

With a single glazed (Gothic) window to side and a short flight of stairs to:-

First Floor

Landing



10'4" x 8'6" (3.15m x 2.59m)

With fitted carpet, ceiling light over stairwell, double panelled radiator, built in cupboard, 2 power points, electricity fuse box, staircase to Second Floor and doors to Television Room/Snug and:-

Sitting Room



20'3" x 16'3" plus bay 6'9" x 1'9" (6.17m x 4.95m plus bay 2.06m x 0.53m)

With fitted carpet, single glazed sash window, coal effect Gas Fire, ceiling light and 4 wall lights, 12 power points and a built in Storage Cupboard 5'0" x 1'6" (1.52m x 0.46m).

Snug/Television Room



15'0" x 8'6" (4.57m x 2.59m)

With a laminate wood floor, ceiling light and 2 wall lights, single glazed sash window, built in cupboard, open beam ceiling, double panelled radiator, Gas Fire, 8 power points and opening to:-

Breakfast Room



11'6" x 9'0" (3.51m x 2.74m)

With ceramic tile floor, uPVC double glazed window, open beam ceiling, ceiling light, 4 power points, double panelled radiator and an opening with step up to:-

Kitchen



12'3" x 10'10" (3.73m x 3.30m)

With ceramic tile floor, 2 windows, range of fitted floor and wall cupboards, inset single drainer one and a half bowl Stainless Steel sink unit, strip light, plumbing for washing machine and dishwasher, freestanding 4 ring Gas Cooker with Oven and Grill, ample power points and an aluminium double glazed patio door to:-

Rear Covered Porch



12'9" x 6'3" (3.89m x 1.91m)

With ceramic tile floor, strip light, pedestrian doors to Garage and a side Concreted Yard which leads to an Outside WC and steps leading down to the Side Entrance Porch and a uPVC double glazed door to a rear Concreted Path which leads out onto the Rear Access Lane.

A staircase from the Landing leads to a:-

Half Landing (split level)

3'3" x 2'6" (0.99m x 0.76m)

With stair to:-

Second Floor

Split Level Landing

12'3" x 7'3" (3.73m x 2.21m)

(maximum measurement). With door and stair ladder to a Boarded Attic and doors to Bedroom 2 and:-

Bedroom 1



16'8" x 10'0" (5.08m x 3.05m)

With a single glazed window (with Sea views), fitted carpet, ceiling light, double panelled radiator and 6 power points.

Bedroom 2



16'7" x 10'0" (5.05m x 3.05m)

("L" shaped maximum). With fitted carpet, single glazed window (affording Sea views), built in wardrobe, ceiling light, telephone point, double panelled radiator and 6 power points.

Inner Landing (Split level)

23'2" x 4'0" (7.06m x 1.22m)

(maximum). With fitted carpet, single glazed window, ceiling light, 4 power points and doors to Bathroom, Shower Room and:-

Bedroom 3



11'10" x 10'8" (3.61m x 3.25m)

("L" shaped maximum). With single glazed window, built in wardrobe, 6 power points, double panelled radiator, built in Storage Cupboard and a ceiling light.

Bathroom



7'10" x 5'10" (2.39m x 1.78m)

With suite of Pine panelled Bath, Wash Hand Basin and WC, ceiling light/heater, single glazed window, double panelled radiator, part tile surround and a Boiler Cupboard housing a Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

Shower Room

5'9" x 3'3" (1.75m x 0.99m)

With fitted carpet, suite of glazed and tiled Shower Cubicle with a Triton Electric Shower, Wash Hand Basin and WC, ceiling light and an extractor fan.

A doorway from the Inner Landing gives access to a stair which leads to a:-

Boarded Loft (split level)

18'0" x 14'0" (plus 14'0" x 3'0") (5.49m x 4.27m (plus 4.27m x 0.91m))

(approx). With Velux window and 2 ceiling lights.

A door from the Main Landing gives access to a narrow staircase which leads to a:-

Boarded Attic/Storage Area

21'0" x 18'0" (6.40m x 5.49m)

(approximate measurement). Which has a strip light, ceiling light and partial Roof Insulation.

Externally

To the rear of the Property and accessed via a half glazed door from the Rear Covered Porch is a small Concreted Yard which has a pedestrian door to an Outside W.C. 3'8" x 3'3" (1.12m x 0.99m) and steps leading down to the Side Entrance Porch and the Ground Floor.

A pedestrian door from the rear Covered Porch gives access to a:-

Garage



15'10" x 11'10" (4.83m x 3.61m)

Of stone and brick construction with a corrugated asbestos/cement fibre roof. It has a fibreglass up and over door, electric light, power points and access to a Storage Loft over part of the Garage and a half glazed door leading to a:-

Store Shed

14'9" x 7'7" (4.50m x 2.31m)

Which has 2 windows (one single glazed and one uPVC double glazed) and a pedestrian door onto the Rear Access Lane.

Adjacent to the Store Shed is a Concreted Path with a raised Flower Bed and a uPVC pedestrian door which leads to the rear access lane.

Outside Electric Lights and Outside Water Tap.

The approximate boundaries of 22 Main 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 on all 3 Floors. Partial uPVC Double Glazing and partial Single Glazing. 2 Boarded Attic/Loft areas - one of which has partial Roof Insulation. Telephone, subject to British Telecom Regulations.

TENURE

Freehold with Vacant Possession upon Completion.

LISTED BUILDING

22 Main Street, Fishguard is a Listed Grade II Building.

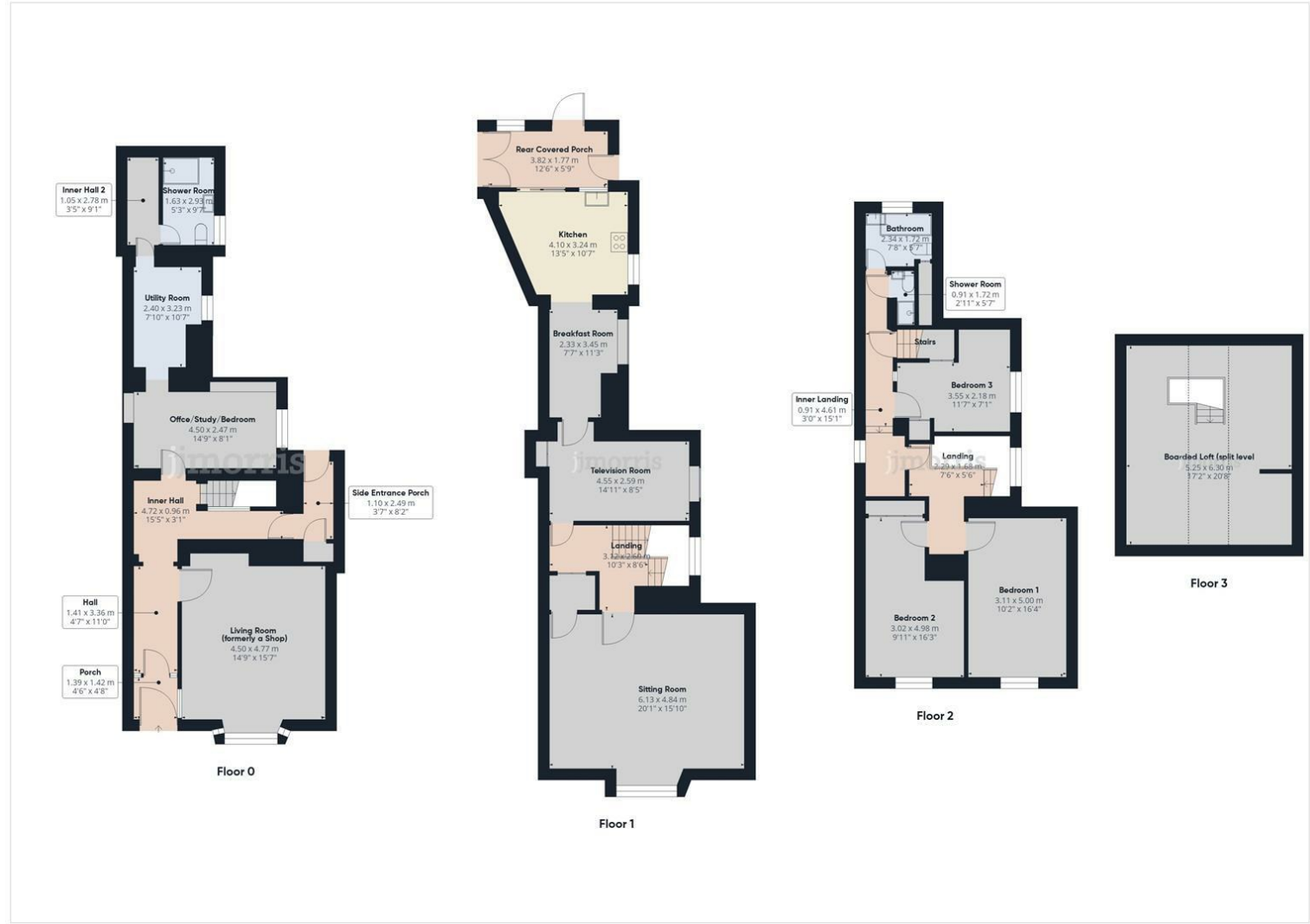
RIGHTS OF WAYS

Vehicular and Pedestrian Access Rights of Ways exist in favour of the Property over the Land coloured green on the Plan and Pedestrian only over the Land coloured blue on the same Plan.

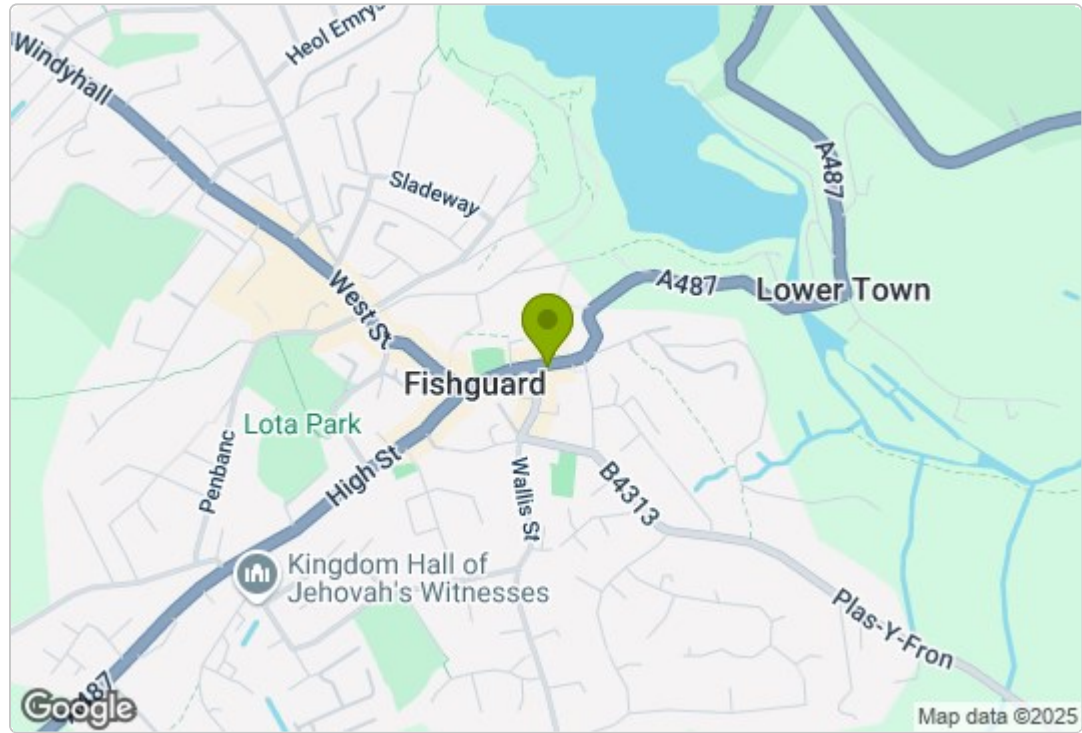
REMARKS

22 Main Street is a deceptively spacious Terraced 3 storey Building which stands in a mixed Commercial/Residential area within a 100 yards or so of Fishguard Town Shopping Centre and Market Square. The Property is ripe for development and has potential to have a Self Contained Flat on the Ground Floor and a Maisonette on the First and Second Floor. The Garage and Store Shed at the rear was formerly an Old Cottage which has potential to convert (subject to any necessary Planning Consents). The Property is now in need of renovation, modernisation and updating and is ideally suited for a Builder, Tradesperson, DIY Enthusiast or the like. In addition, it has a Garage (which is accessed over a narrow lane and only suitable for a small Vehicle). It is offered "For Sale" with a realistic Price Guide to reflect it's present day condition. Early inspection is strongly advised.

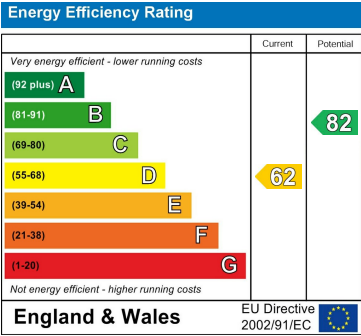
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - C

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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