



6 Wallis Street, Fishguard, Pembrokeshire, SA65 9HP

Price Guide £235,000

- *A deceptively spacious Linked Detached 2 storey Dwelling House.
- *Comfortable 2/3 Reception, Kitchen, Conservatory, 3/4 Bedrooms, Bathroom and Sep WC accommodation.
- *Rear triangular shaped Paved Patio and an adjoining Lean to Garage.
- *All Mains Services. Gas Central Heating. uPVC Double Glazing. Boarded and Insulated Loft.
- *Ideally suited for a Family, Retirement, Investment or for Letting purposes.
- *Early inspection strongly advised. 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, a Post Office, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafés, Takeaway's, Art Galleries, a Cinema/Theatre, Supermarkets, a Library, Repair Garages, a Petrol Filling Station/Store 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 which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a Library, Post Office, Supermarkets, a Leisure Centre, Repair Garages, a Further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links from Fishguard along the Main A40 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.

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

Directions

From the offices of Messrs JJ Morris at 21 West Street, turn right and bear left and proceed up to Market Square. Take the turning on the left towards 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 or so and proceed straight on up the hill and 6 Wallis Street is the first Property on the left hand side of the road. A 'For Sale' board is erected on site.

Description

6 Wallis Street comprises a Linked Detached 2 storey Dwelling House of predominantly solid stone construction with rendered and whitened roughcast front elevation and mainly rendered and whitened elevations under a pitched composition slate and slate roof. Accommodation is as follows:-

uPVC Double Glazed Stable Door to:-

Sitting Room



21'6" x 15'11" maximum (6.55m x 4.85m maximum)
With a laminate wood floor, 3 uPVC double glazed windows with vertical blinds, Open Fireplace (recently lined) with Oak Mantle and Slate Hearth, coved ceiling, 2 ceiling lights with ceiling roses, 4 wall lights, recessed alcove with a freestanding cupboard, 2 double panelled radiators, telephone point, 10 power points and glazed 10 pane Pine doors to:-

Dining Room



16'8" x 10'9" maximum (5.08m x 3.28m maximum)
With vinyl floor covering, attractive cornice, ceiling light with a ceiling rose, double panelled radiator, built in mirror backed display cabinet, 4 power points, opening to Inner Hall, Aluminium coated double glazed patio door to Conservatory and archway to:-

Kitchen



10'3" x 9'3" maximum (3.12m x 2.82m maximum)
With a laminate tile floor, uPVC double glazed window, range of fitted floor and wall cupboards, built in eye level

Beko Single Oven/Grill, 5 ring Gas Cooker Hob and Cooker Hood (externally vented), part tile surround, 7 downlighters, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, 10 power points and a fridge freezer recess.

Conservatory



9'0" x 6'9" (2.74m x 2.06m)

With uPVC double glazed windows and a uPVC double glazed stable door to a raised triangular shaped Paved Patio, 3 wall spotlight, 2 power points, opening to Office/Bedroom/Workroom and door to:-

Utility Room



7'2" x 5'9" (2.18m x 1.75m)

With vinyl floor covering, 2 power points, plumbing for automatic washing machine, uPVC double glazed window, worktop, wall cupboards, coat hooks and a 3 ceiling spotlight.

Office/Bedroom/Workroom



13'10" x 12'2" (4.22m x 3.71m)

With LED strip light, 6 power points, uPVC double glazed window with roller blind, feature stone wall, electricity fuse box and a stair to:-

First Floor Loft Room/Studio



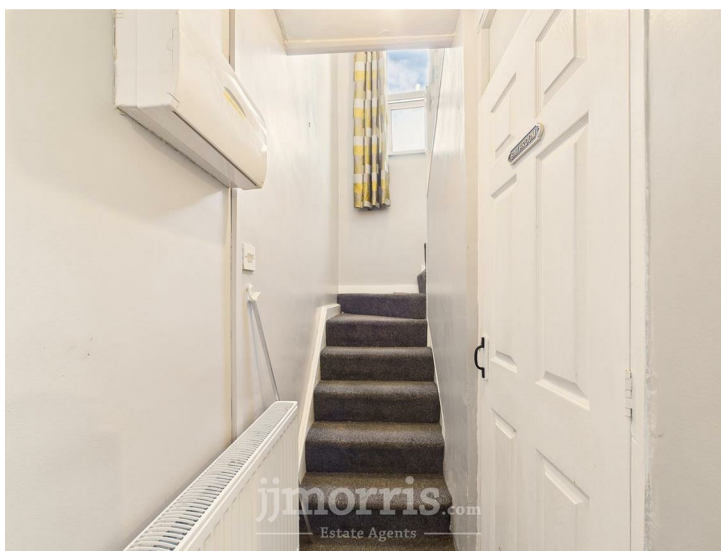
14'4" x 13'10" (4.37m x 4.22m)

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

N.B. The Conservatory, Utility, Office/Bedroom/Workroom and First Floor Loft Room/Studio could easily be adapted as a Self Contained Annexe to the Main Residence.

An opening from the Dining Room gives access to an:-

Inner Hall



4'6" x 3'0" (1.37m x 0.91m)

With fitted carpet, double panelled radiator, electricity consumer unit, staircase to First Floor and door to:-

Cloakroom



5'9" x 2'8" (1.75m x 0.81m)

With vinyl floor covering, white suite of WC and corner Wash Hand Basin, tile splashback, towel ring, toilet roll holder, mirror fronted bathroom cabinet and a ceiling light.

A staircase from the Inner Hall gives access to a:-

Split Level Half Landing



With fitted carpet, uPVC double glazed window and stairs to:-

First Floor

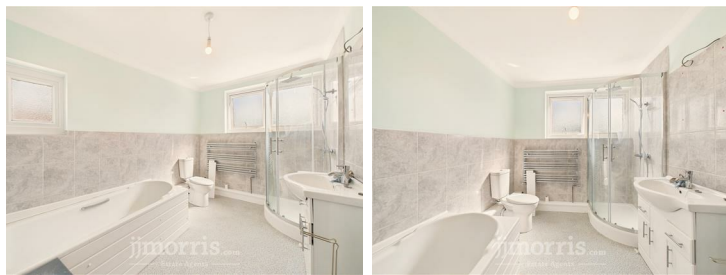
Landing



6'0" x 3'3" (1.83m x 0.99m)

With ceiling rose, ceiling light, mains smoke detector, opening to Inner Landing and door to:-

Bathroom



10'1" x 7'9" (3.07m x 2.36m)

With vinyl floor covering, mainly half tiled walls, white suite of WC, Wash Hand Basin in vanity surround, panelled Bath and a Glazed and Tiled Quadrant Shower with a thermostatic shower, double panelled radiator, chrome heated towel rail/radiator, ceiling light and 2 uPVC double glazed windows.

Inner Landing

10'4" x 4'5" (3.15m x 1.35m)

With fitted carpet, smoke detector (not tested), ceiling light, 2 power points and a built in Airing Cupboard with shelving, Honeywell central heating timeswitch and a

Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

Bedroom 1 (Rear)



16'1" x 10'7" (4.90m x 3.23m)

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

Bedroom 2 (Front)



16'6" x 9'7" (5.03m x 2.92m)

With fitted carpet, cove and artex ceiling, double panelled radiator, ceiling light, telephone point and 6 power points.

Bedroom 3 (Front)



12'8" x 11'8" (3.86m x 3.56m)

With fitted carpet, 3 uPVC double glazed windows, artex ceiling, double panelled radiator, 4 power points and a pull down Slingsby type Aluminium ladder leading to a:-

Boarded and Insulated Loft



23'6" x 8'3" approx (7.16m x 2.51m approx)
With sloping ceilings, boarded floor, 2 Velux windows, exposed beams and 2 ceiling lights.

Externally

There is a narrow raised concreted plinth directly to the fore of the Dwelling House and to the rear of the Property is a small triangular shaped concrete Paved Patio with steps leading down to a tarmacadamed access drive (shared with next door) which leads to a:-

Lean to Garage

16'0" x 9'9" (4.88m x 2.97m)
Of stone construction with a corrugated cement fibre roof. It has a metal up and over door, strip light, an old feature fireplace, cold water tap and 2 power points.

The approximate boundaries of 6 Wallis Street are coloured red on that attached Plan to the Scale of 1/2500.

Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Boarded and Insulated Loft. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

Rights of Ways

Vehicular and Pedestrian Access Right of Ways exists in favour of the Property off Wallis Street at point 'A' on the Plan and as far as the Garage at the rear of the Property at point 'B' on the same Plan.

Remarks

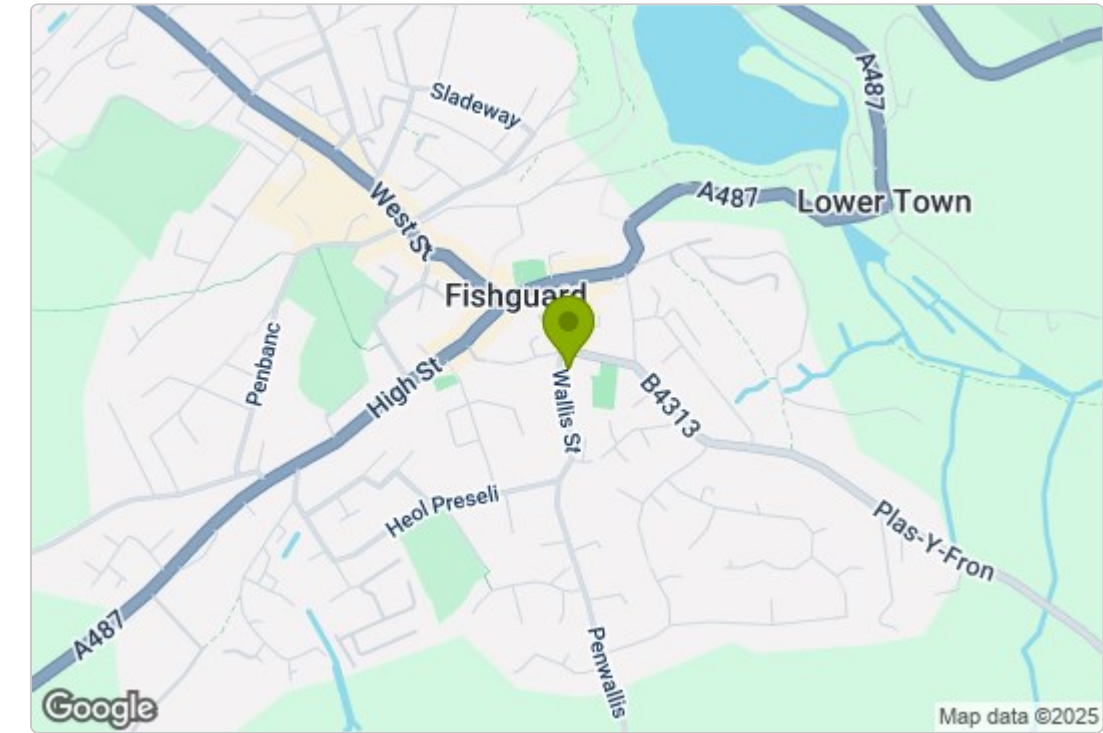
6 Wallis Street is a deceptively spacious Linked Detached 2 storey Dwelling House which stands in a convenient location in this popular Market Town and being ideally suited for Family, Retirement, Investment or for Letting purposes. The Property is in good decorative order benefitting from Gas Central Heating, uPVC Double Glazing

and a Boarded and Insulated Loft. It has 2/3 Reception Rooms, a Kitchen, Conservatory, 3/4 Bedrooms, Bathroom and Separate WC accommodation, together with a raised Concreted Plinth at the fore and a small triangular shaped Paved Patio at the rear. In addition, it has a sizable Lean to Single Garage. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

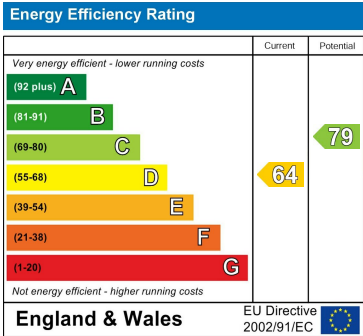
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - D

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.