



Garage/Workshop Parc-y-Shwt Lane, off High Street, Fishguard, Pembs, SA65 9AW

**Price Guide £28,500**

- \* Fronting onto Parc-y-Shwt Lane, a good sized Garage/Workshop which has an approximate overall measurement of 26'0" x 13'0".
- \* It is situated within 20 yards or so of the High Street and is accessed over Parc-y-Shwt Lane.
- \* Garage/Workshop Properties of this nature are few and far between and early inspection is strongly advised.
- \* Realistic Price Guide.

## 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, Banks, Building Societies, Hotels, Restaurants, Public Houses, Take-Aways, Cafes, 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 Fishguard Town Centre and also close by are the other well known sandy beaches and coves at Pwllgaelod, 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 which benefits an excellent Shopping Centre together with a wide range of amenities and facilities.

There are good road links from Fishguard along the A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London. In addition, there are good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the United Kingdom.

High Street is a mixed Commercial/Residential area which runs in a south easterly direction from Market Square towards Haverfordwest. The Garage/Workshop concerned is situated within a 100 yards or so of Fishguard Town Shopping Centre and Market Square.

The Garage/Workshop stands alongside Parc-y-Shwt Lane and is within 20 yards or so of the High Street and within 100 yards or so of Fishguard Town Centre and Market Square.

## DIRECTIONS

From the Offices of Messrs J.J. Morris at 21 West Street, turn right and bear left towards Market Square. Upon reaching Market Square, follow the road around to the right into High Street. Continue on this road for 80 yards or so and take the first left into Parc-y-Shwt Lane. The Garage/Workshop is some 20 yards or so further along, on the left hand side. A "For Sale" Board is erected on site.

## DESCRIPTION

The Garage/Workshop is attached to the former County

Echo Printing Works and is of a Single Storey Structure of Solid Stone and Brick construction with part rendered and whitened elevations and part coloured stone and brick faced elevations under a pitched Corrugated Box Profile Roof.

## Garage/Workshop

26'0" x 13'0" (7.92m x 3.96m)

(approximate overall measurement). With double wooden doors giving access to the Garage off Parc-y-Shwt Lane.

The boundaries of the Garage/Workshop are edged in red on the attached Plan to the Scale of 1/2500.

## SERVICES

There are no Services connected to the Garage although we understand that Mains Water, Electricity and Drainage are available in the vicinity of Parc-y-Shwt Lane.

## ACCESS

Access to the Garage/Workshop is off Parc-y-Shwt Lane which we understand is a Council Maintained Road which links High Street with the Council Car Park at Parc-y-Shwt. There is Vehicular Access to the Properties in Parc-y-Shwt Lane but only Pedestrian Access to the Public Car Park.

## TENURE

Freehold with Vacant Possession upon Completion.

## REMARKS

Rarely do Garage/Workshop Properties appear on the Open Market and the opportunity to purchase should not be missed. The Garage/Workshop is of a particularly good size and is available with immediate Vacant Possession. Early inspection strongly advised.



# HEIGHTS IN METRES

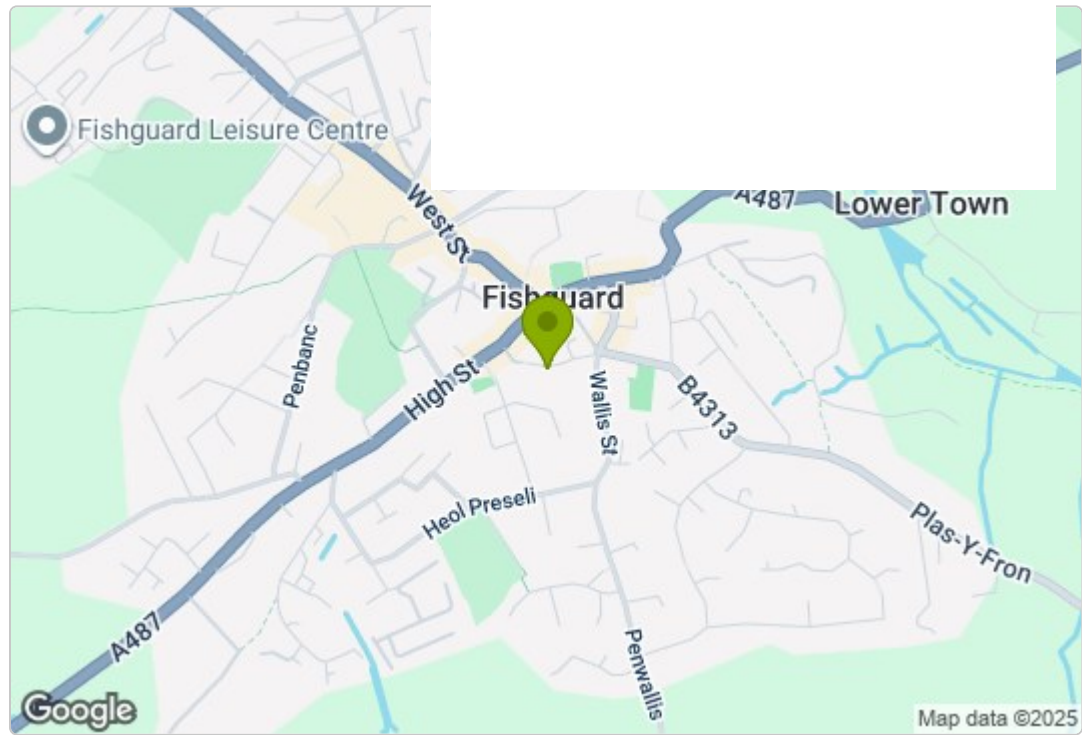
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## FISHGUARD AND GOODWICK C

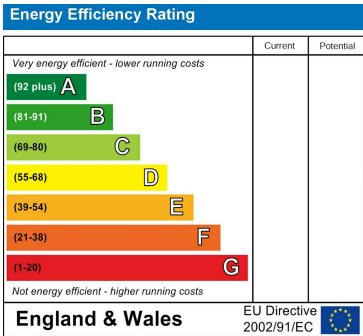


Floor Plan

Area Map



Energy Efficiency Graph



Council Tax Band - Exempt

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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