



Bwthyn Llechen, 64 West Street, Fishguard, Pembrokeshire, SA65 9NL

Price Guide £249,950

*An attractive Terraced 2 storey Character Cottage residence.

*Deceptively spacious 2 Reception, Kitchen/Breakfast, Utility/WC, 3 Bedrooms and Bathroom accommodation.

*Gas Central Heating, uPVC Double Glazing and Insulated Loft and Roof Areas.

*Good sized rear Ornamental Stone and Paved Patio together with raised Flower Bed and a Summerhouse.

*Rear access over Service Lane to a spacious Garage/Workshop 31'7" x 8'3" maximum.

*Ideally suited for Family, Retirement, Investment or for Letting purposes.

*Early inspection 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, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a good Bakery, Art Galleries, a Post Office, Library, a Petrol Filling Station/Store, Repair Garages, 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 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, a Post Office, 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 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.

West Street is a mixed Residential/Commercial area and is the main thoroughfare which links Fishguard with Goodwick.

Bwthyn Llechen is situated within 400 yards or so of Fishguard Town Shopping 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 passing C.K.'s Store on the right and some 30 yards or so further on, Bwthyn Llechen is situated on the right hand side of the road. A "For Sale" Board is erected on site.

Description

Bwthyn Llechen comprises a 2 storey Cottage residence of solid stone construction with part rendered and coloured and mainly slate clad front elevation and rendered and coloured rear elevations under a pitched composition slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

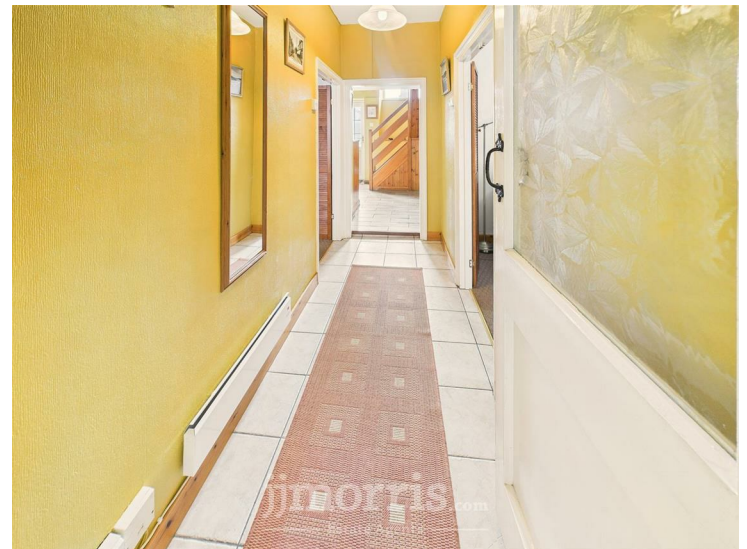
Porch



3'11" x 3'9" (1.19m x 1.14m)

With ceramic tile floor, coat hooks, electricity meter and consumer unit and a half glazed to:-

Hall



10'6" x 4'3" (3.20m x 1.30m)

With ceramic tile floor, Glenn wall mounted convector heater, ceiling light, telephone point, 2 power points, smoke detector (not tested), Worcester Cantral Heating Thermostat control, opening to Kitchen and double Louvre doors to Dining Room and:-

Sitting Room



14'10" x 11'9" (4.52m x 3.58m)
(plus alcove) With fitted carpet, uPVC double glazed window, double panelled radiator, alcove with shelves, alcove with natural stone wall, reformite stone fireplace housing a coal effect electric fire, ceiling light, 2 TV points and 10 power points.

Dining Room



15'8" x 11'3" (4.78m x 3.43m)
With fitted carpet, uPVC double glazed window, natural stone wall, double panelled radiator, ceiling light and 4 power points.

Kitchen/Breakfast Room



16'10" x 10'4" plus door recess 3'9" x 2'0" (5.13m x 3.15m plus door recess 1.14m x 0.61m)
With ceramic tile floor, 2 uPVC double glazed windows with roller blinds (one over stairwell), uPVC double glazed door to Rear Patio Garden, range of fitted floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, part tile surround, Beko Dishwasher, Leisure freestanding 4 ring Gas Cooker with Oven and Grill, Fridgidaire Fridge Freezer, staircase to First Floor, understairs cupboard, Hotpoint Cooker Hood, 4 ceiling spotlight and door to:-

Utility Room/WC



9'3" x 9'1" (2.82m x 2.77m)
With vinyl floor covering, uPVC double glazed window with roller blind, LED strip light, plumbing for automatic washing machine, WC, toilet roll holder, single drainer stainless steel sink unit with hot and cold and a Pine companion unit, radiator, Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), wall shelves, tile splashback, radiator and coat hooks.

First Floor

Landing



5'6" x 4'3" (1.68m x 1.30m)

With fitted carpet, ceiling light, smoke detector (not tested) and doors to Bedrooms and:-

Bathroom



10'1" x 9'3" (3.07m x 2.82m)

With vinyl floor covering, double panelled radiator, uPVC double glazed window with roller blind, painted half clad timber walls, white suite of panelled Bath with shower attachment, Wash Hand Basin and WC, Aquaboard splashback, Glazed and Aquaboard Shower Cubicle with a thermostatic shower. mirror fronted bathroom cabinet, pine wall shelves, robe hooks, towel ring, toilet roll holder, soap dish, glass shelf, toothbrush holder, wall mirror, shaver light/point and access to an Insulated Loft with electric light via an aluminium Slingsby type ladder.

Bedroom 1



14'0" x 13'10" (4.27m x 4.22m)

(plus window recess) With fitted carpet, exposed 'A' frames, double panelled radiator, TV point, telephone point, ceiling light and 8 power points.

Bedroom 2



14'0" x 12'0" (4.27m x 3.66m)

(plus window recess) With fitted carpet, uPVC double glazed window with roller blind, exposed beams, ceiling light, double panelled radiator and 8 power points.

Bedroom 3



12'0" x 10'0" (3.66m x 3.05m)

With fitted carpet, double panelled radiator, uPVC double glazed window with roller blind, fitted wardrobes with shelves with Louvre doors, wall shelves, ceiling light, 6 power points and access to an Insulated Loft with electric light via an aluminium Slingsby type ladder.

Externally



Directly to the rear of the Property is a large Ornamental Stone and Paved Patio area with a raised Flower Bed. There is also a:-

Summerhouse



12'6" x 7'4" maximum (3.81m x 2.24m maximum)

With ceramic tile floor, coloured brick walls, 2 power points and a wall mounted angle poise reading/electric light.

Adjoining the Summerhouse with a pedestrian door access from the rear Patio Garden is a:-

Garage/Workshop



31'7" x 8'3" (9.63m x 2.51m)

Of brick, timber and box profile construction with a pitched box profile roof. It has an electrically operated roller door, uPVC double glazed window, fitted wall shelves, 2 strip lights and 4 power points. There is direct access from the Garage onto a rear Service Lane which can be accessed off Brodog Terrace and Victoria Avenue.

Outside Electric (sensor) Light and an Outside Water Tap.

The approximate boundaries of the Property 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 and Roof Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Bwthyn Llechen is a deceptively spacious double fronted Terraced Cottage 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 excellent decorative order throughout and has many attractive character features which benefits from Gas Central Heating, uPVC Double Glazing and both Roof and Loft Insulation. In addition, it has a good sized rear Ornamental Stone and Paved Patio as well as a Summerhouse and a spacious Garage/Workshop 31'7" x 8'3" maximum. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



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GUARD AND GOODWICK

Bwthyn Llechen,
64 West Street, Fishguard, Pembrokeshire

Scale 1/2500
Plan for Identification Purposes Only.

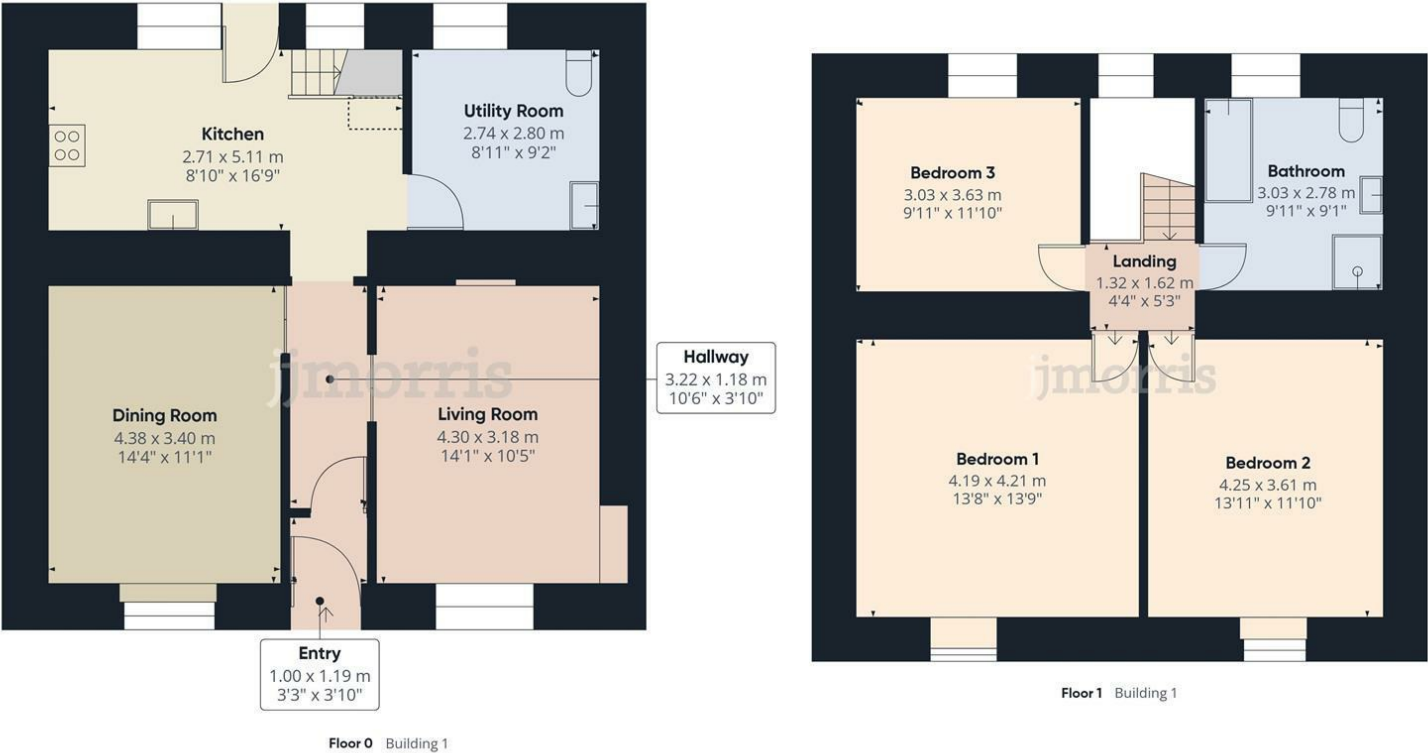
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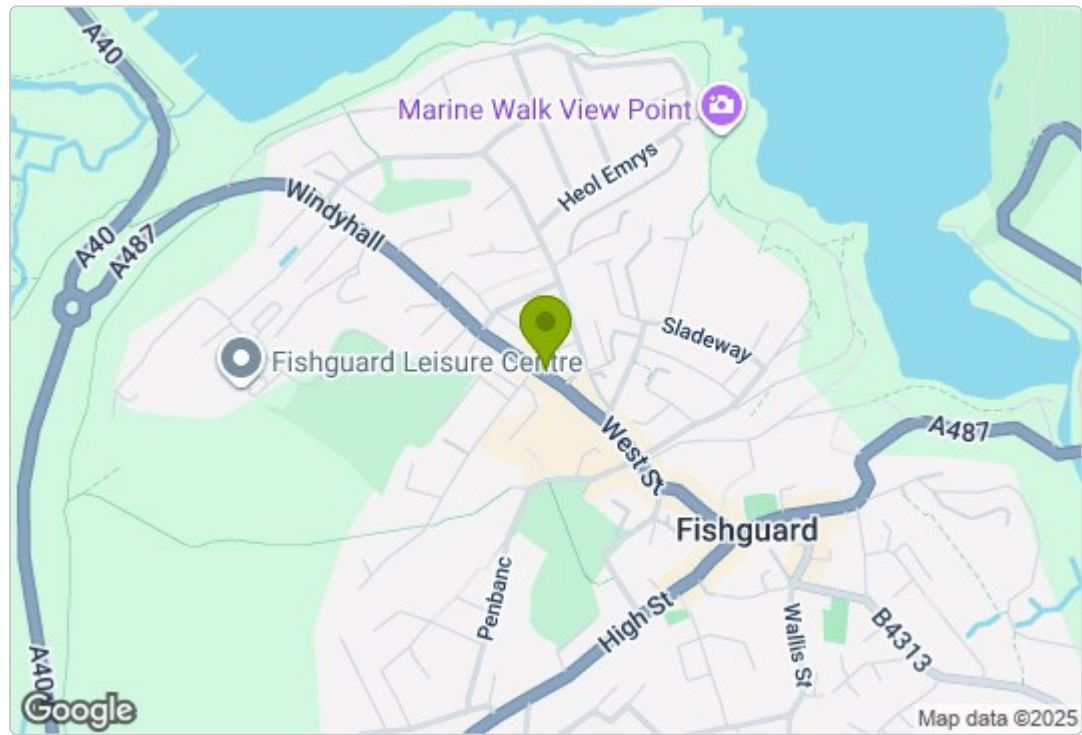
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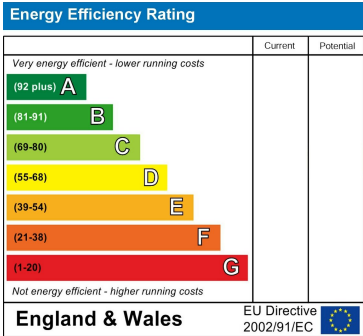
Floor Plan



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.

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