



4 Garn Ingli, Fishguard, Pembrokeshire, SA65 9JB

Price Guide £220,000

- *An attractive, well appointed Semi Detached 2 storey (Ex Local Authority) Dwelling House.
- *Well appointed 2/3 Reception, Kitchen, Utility, Sep WC, 3/4 Bedroom and Bathroom accommodation.
- *Gas Central Heating, uPVC Double Glazing and Loft Insulation.
- *Good sized easily maintained Gardens with a Lawn, Patios and a Flower Shrub border with Young Trees
- *Off Road Vehicle Parking Space at the fore.
- *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, Cafés, Takeaway's, Art Galleries, a Post Office, Library, 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 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, Supermarkets, a Leisure Centre, Petrol Filling Stations, a Post Office, Library, a Further Education College, 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.

Garn Ingli is a Residential cul-de-sac which is situated off Heol Preseli and is within 450 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 right and bear left and proceed up to Market Square. Take the first exit on the left into Main Street and continue on this road for 80 yards or so and take the first turning on the right into Hamilton Street. Proceed on this road for 100 yards or so and continue straight on up the hill into the Wallis. At the top of the hill, turn right into Heol Preseli and continue on this road for 80 yards or so and take the first turning on the left into Garn Ingli. Proceed to the end of the Cul de Sac and No 4 Garn Ingli is situated in the top left hand side corner. A 'For Sale' board is erected on site.

Description

4 Garn Ingli comprises a Semi Detached 2 storey Dwelling House of cavity brick and cavity concrete block construction with rendered and coloured elevations under a pitched and lean to composition slate roofs. There is a brick built single storey extension to the rear of the Property with rendered and coloured elevations under a flat reinforced concrete and fibreglass coated roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:- Hall



7'2" x 4'7" (2.18m x 1.40m)

With a laminated Oak floor, staircase to First Floor, alcove with coat hooks, Gas meter cupboard, telephone point, ceiling light and 15 pane Glazed doors to Sitting Room and:-

Study/Bedroom 4



10'8" x 8'8" (3.25m x 2.64m)

With fitted carpet, uPVC Double Glazed window, double panelled radiator, ceiling light and 4 power points.

Sitting Room



17'8" x 11'10" maximum (5.38m x 3.61m maximum)
With fitted carpet uPVC double glazed window, fireplace housing a Coal effect Gas fire in an attractive painted wooden surround, fitted floor cupboard with 2 concealed power points and TV/Display shelf over, 4 power points, double panelled radiator, TV aerial cable, uPVC double glazed French doors to rear Patio and Garden and a 15 pane Glazed door to:-

Kitchen



12'5" x 10'9" (3.78m x 3.28m)
With vinyl floor covering, range of fitted floor cupboards, inset single drainer stainless steel sink unit with mixer tap, Gas cooker point, 8 power points, towel rail, 2 ceiling spot lights, uPVC single glazed window to rear with roller blind, uPVC double glazed window to Garden Room, opening to Rear Hall and a curtained opening to an :-

Understairs Cupboard

With electricity meter and consumer unit, vinyl floor covering, shelves and 2 power points.

Rear Hall

With an Oak laminate floor, downlighter, uPVC double glazed door to rear garden, opening to Garden Room and doors to Utility/Freezer Room and:-

Separate W.C



7'0" x 2'11" (2.13m x 0.89m)
With ceramic tile floor uPVC Single glazed window, half tiled walls, suite of Wash Hand Basin and WC, downlighter and a toilet roll holder.

Utility/Freezer Room

9'6" x 8'2" maximum (2.90m x 2.49m maximum)
With ceramic tile floor, plumbing for an automatic washing machine, uPVC Single glazed window, coat hooks, wall light, pine tongue and groove clad walls and 6 power points.

Dining/Garden Room



15'6" x 9'8" (4.72m x 2.95m)
With an Oak laminate floor, 3 UPVC double glazed windows, UPVC double glazed French doors to a south facing Ornamental Stone Patio area with Fishpond, electrically operated Velux window, ceiling light and 6 power points.

A staircase from the Hall gives access to the:-

First Floor

Landing



10'0" x 6'0" (3.05m x 1.83m)

('T' shaped maximum)

With fitted carpet, smoke detector (not tested), uPVC double glazed window, ceiling light, 1 power point, access to Insulated Loft and a fitted Boiler/Airing cupboard with shelves, central heating timeswitch and a Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

Bedroom 1



15'7" x 9'3" (4.75m x 2.82m)

With fitted carpet, uPVC Double Glazed window, 3 ceiling spotlight, double panelled radiator and 2 power points.

Bedroom 2



10'7" x 9'0" (3.23m x 2.74m)

Plus door recess 3'0" x 1'9"

With fitted carpet, uPVC Double Glazed window, fitted wardrobe with shelves along one wall, double panelled radiator, 2 power points and an opening leading to a :-

Walk in Wardrobe/Cupboard/Storage area

4'2" x 3'0" (1.27m x 0.91m)

With fitted carpet, ceiling light and 2 power points.

Bedroom 3



8'7" x 8'2" (2.62m x 2.49m)

With fitted carpet, uPVC Double Glazed window, ceiling light, picture rail, double panelled radiator and 2 power points.

Bathroom



9'1" x 6'0" (2.77m x 1.83m)

('L' shaped maximum)

With a thermoplastic tiled floor, 2 uPVC double glazed windows (one with roller blind), white suite of panelled Bath, Wash Hand Basin in vanity surround and WC, Aquaboard cladding to 2 walls, ceiling light, wall mirror and Chrome heated towel rail/radiator.

Externally

There is a concreted hardstanding with an ornamental stone surround to the fore which allows for Off Road Vehicle Parking space. There is an Ornamental Stone Patio to the fore and side of the Property where there is a raised Fishpond and also a raised Timber Decked Patio. To the rear of the Property is a good sized Lawned Garden with a Flower and Shrub border with Young Trees, a raised Paved Patio area and a Concreted Patio which is adjacent to the Sitting Room french doors

2 Outside Power Points and an Outside Water Tap.



The approximate boundaries of the Property are edged in 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 Glazed Windows & Doors (with the exception of 3 UPVC Single Glazed Windows in the Kitchen, Separate WC and Utility Room). Loft Insulation. Telephone, subject to British Telecom regulations. Broadband available.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

4 Garn Ingli is a deceptively spacious Semi Detached 2 storey Ex Local Authority Dwelling House which has been renovated, modernised and extended in recent years. It is in excellent decorative order throughout benefiting from Gas Central Heating, uPVC Double Glazed Windows and Doors (in the main) and Loft Insulation. It has Off Road Vehicle Parking at the fore as well as a good sized rear Lawned Garden with Paved, Concreted and Timber Decked Patios a raised Fishpond and a Flower and Shrub Border with Young Trees. It is ideally suited for a Family, Retirement or Investment purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection is strongly advised.



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FISHGUARD
(ABERGWAUN)

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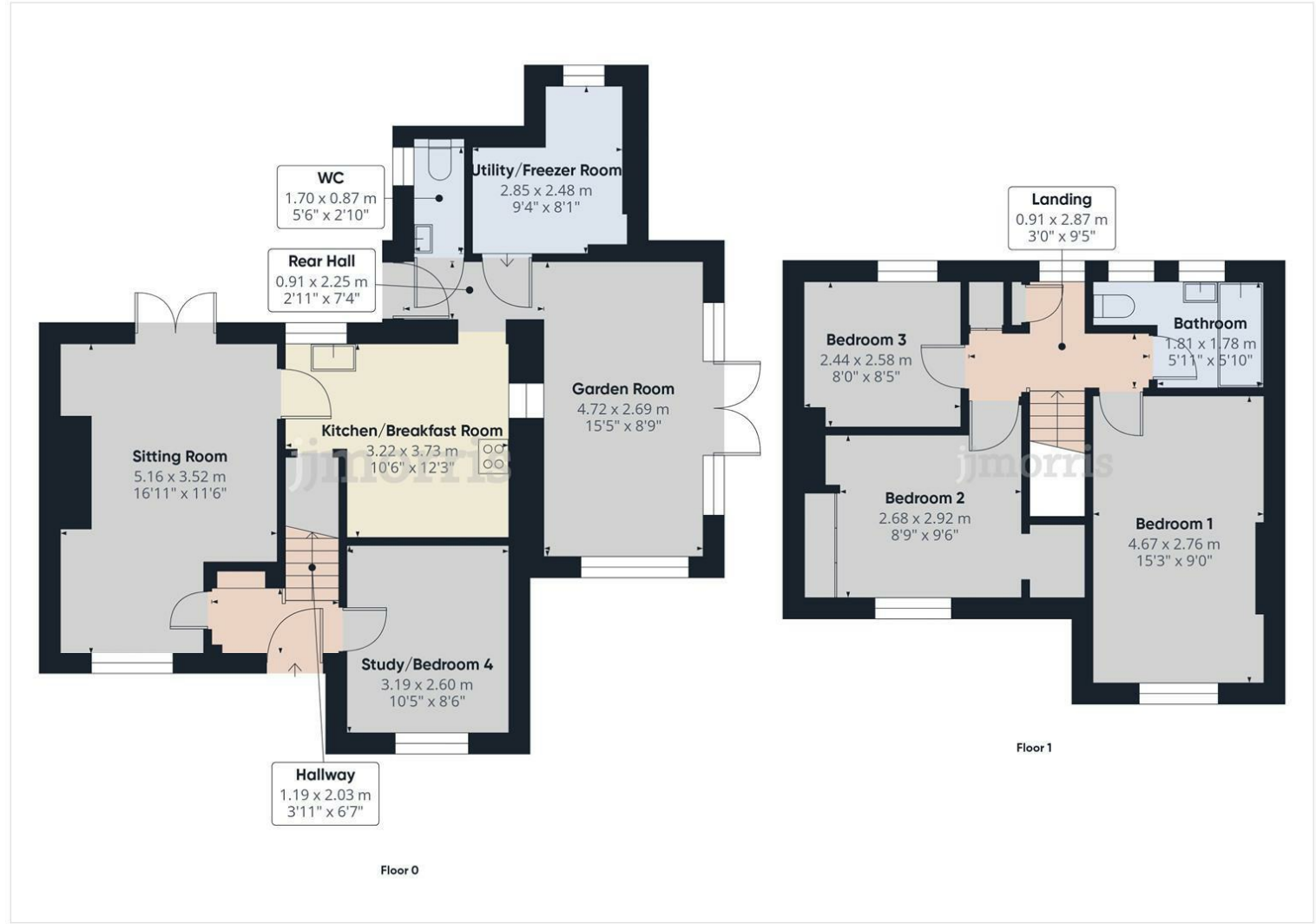
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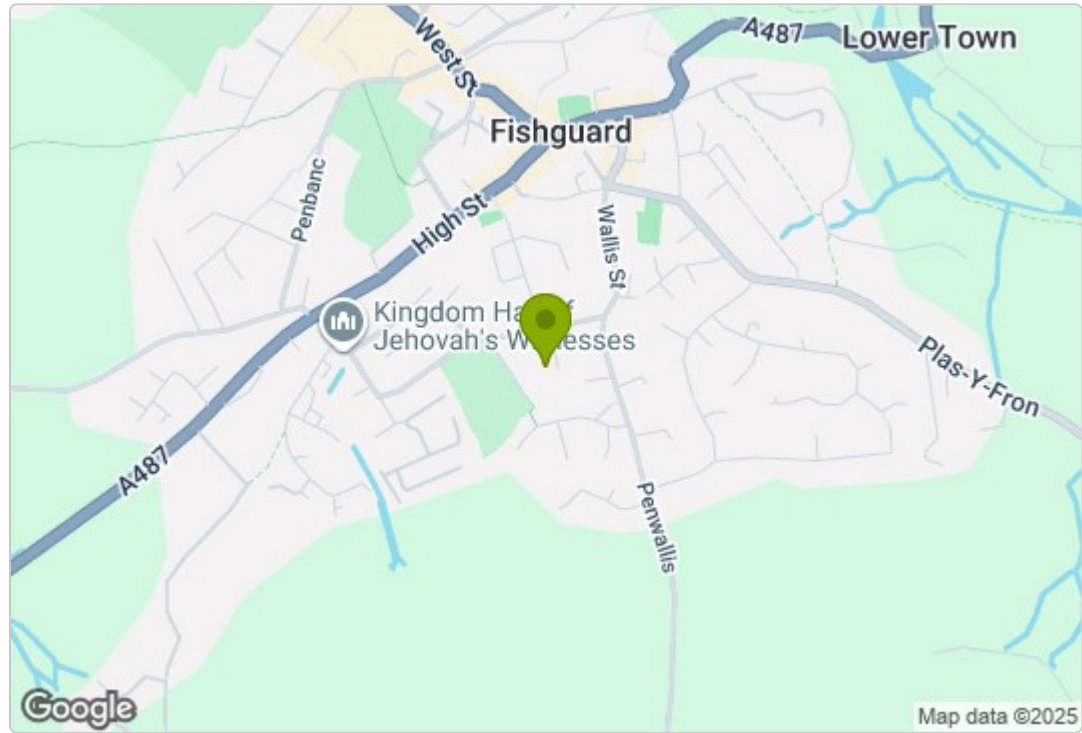
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Plan for Identification Purposes Only.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.