



5 Feidr Gongol, Fishguard, Pembrokeshire, SA65 9BA

Price Guide £175,950

*A deceptively spacious, Semi Detached 2 storey Cottage residence.

*Comfortable Sitting Room, Kitchen/Dining Room, 2 Bedrooms and Bathroom accommodation.

*Gas Central Heating, uPVC Double Glazing and Loft Insulation.

*Delightful Private Lawned Garden with Paved Patio, Flowering Shrubs and 2 Yucca/Palm Trees.

*Spacious Garden Shed/Workshop 13'6" x 10'0" of concrete block construction with a corrugated iron roof.

*Ideally suited for First Time Buyers, a Couple, small Family 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, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Aways, a Post Office, Library, Petrol Filling Station/Store, Art Galleries, a Cinema/Theatre, Repair Garages, 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 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, Take-Away's, Art Galleries, Petrol Filling Stations, a Post Office, Repair Garages, a Leisure Centre, Further Education College, The County Council Offices and The County Hospital at Withybush.

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, Aberbach, Abermawr, Abercastle, Aberfelin and Porthgarn.

There are good road links from Fishguard along the Main 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.

Feidr Gongol is a quiet Residential area which is situated at the rear of the High Street which is within 450 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. Follow the round around to the right into the High Street. Continue on this road for 400 yards or so and take the first turning on the left and continue on this road for 50 yards or so and take the first left into Feidr Gongol. Continue on this road for a short distance and 5 Feidr Gongol is the first Semi Detached Cottage on the left. A 'For Sale' board is erected on site.

What3Words - ///cries.squad.study

Description

5 Fedir Gongol comprises a Semi Detached 2 storey Cottage residence of solid stone and cavity concrete block construction with rendered and coloured roughcast elevations under a pitched composition slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Sitting Room



14'8" x 13'5" (4.47m x 4.09m)

With Oak floorboards, electricity meter and consumer unit, natural stone wall, stone open fireplace housing a multifuel stove on a slate hearth, uPVC double glazed window with wooden blinds, open beam ceiling, staircase to First Floor, understairs Storage Cupboard, double panelled radiator, telephone point, alcove, 8 power points, wiring for Satellite TV and steps leading down to a:-

Kitchen/Dining Room



19'6" x 10'9" (5.94m x 3.28m)

With Oak floorboards, uPVC double glazed windows, range of fitted floor and wall cupboards, 4 eyeball spotlights and a 4 ceiling spotlight, part tile surround, sink unit with mixer tap, double panelled radiator, appliance points, 12 power points, plumbing for washing machine and dishwasher, built in electric Single Oven/Grill, 4 ring Lamona Gas Cooker Hob, Cooker Hood (externally vented) and uPVC double glazed French doors to Rear Patio and Garden.

First Floor

Landing (Split Level)



13'0" x 5'9" maximum (3.96m x 1.75m maximum)
With fitted carpet, mains smoke detector, radiator, 2 power points, built in Boiler/Airing Cupboard with shelving, a radiator and a Glow Worm wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

Bedroom 1 (Rear)



13'6" x 10'9" (4.11m x 3.28m)
With fitted carpet, double panelled radiator, uPVC double glazed window, ceiling light and 6 power points.

Bedroom 2 (Front)



13'11" x 11'6" maximum (4.24m x 3.51m maximum)
With fitted carpet, radiator, 2 uPVC double glazed windows, 2 ceiling lights, TV point, telephone point, 4 power points and access to an Insulated Loft.

Bathroom



6'9" x 6'8" (2.06m x 2.03m)
With vinyl floor covering, white suite of panelled Bath, Wash Hand Basin and WC, part tiled surround, radiator, uPVC double glazed window with roller blind, alcove with 2 shelves, mirror fronted bathroom cabinet, ceiling light, Mira Excel thermostatic shower over bath and a glazed shower screen.

Externally



To the rear of the Property is a sizeable private enclosed garden with Paved Patio and Path, a small Lawned Garden, Flowering Shrubs, Yucca/Palm Trees, Flower Beds, etc etc. There is also a:-

Garden Shed/Workshop

13'6" x 10'0" (4.11m x 3.05m)

Of concrete block construction with a corrugated iron roof. It has a concreted floor and 2 single glazed windows.

Outside Electric Light and an Outside Water Tap.

Services

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

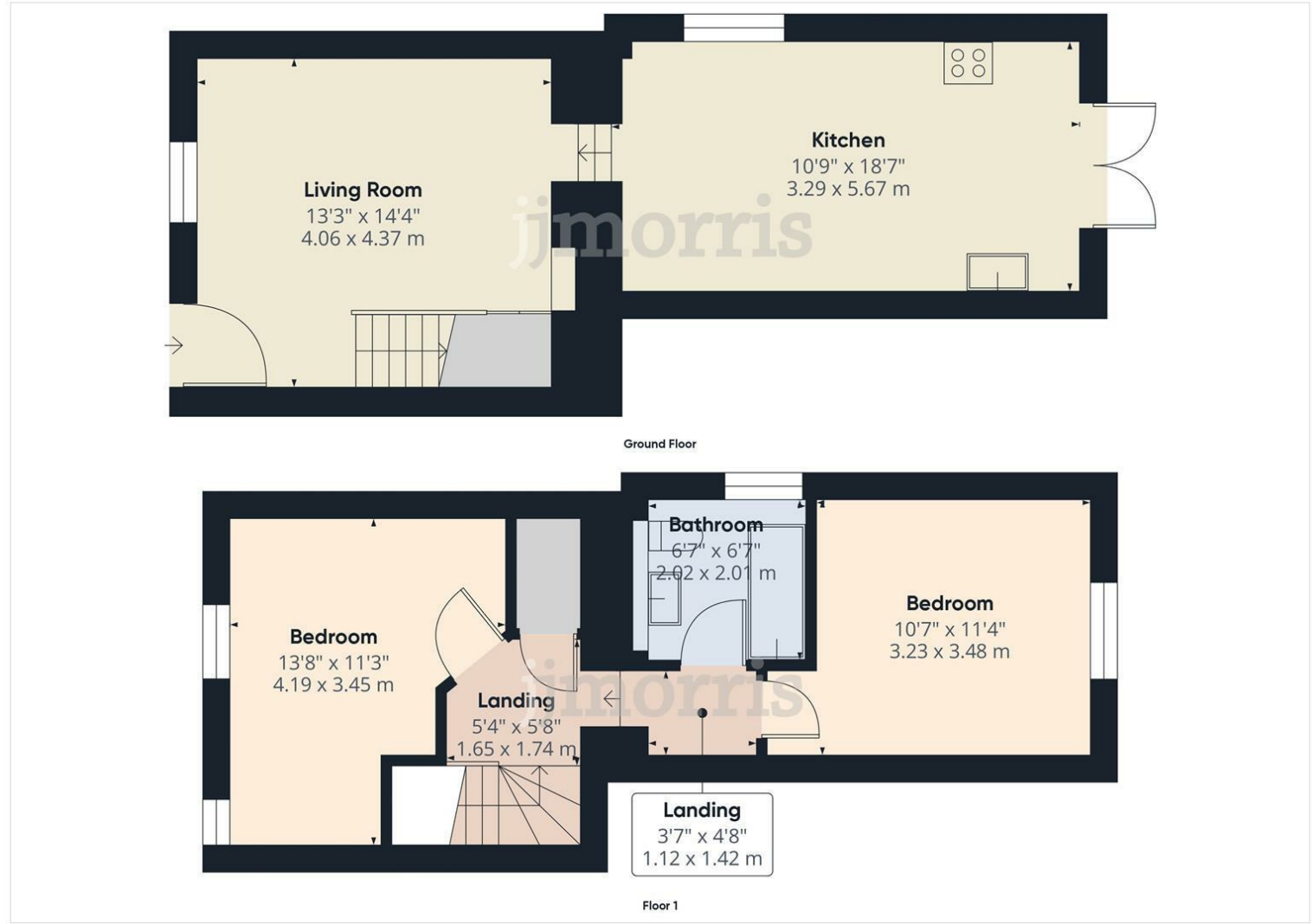
Tenure

Freehold with Vacant Possession upon Completion.

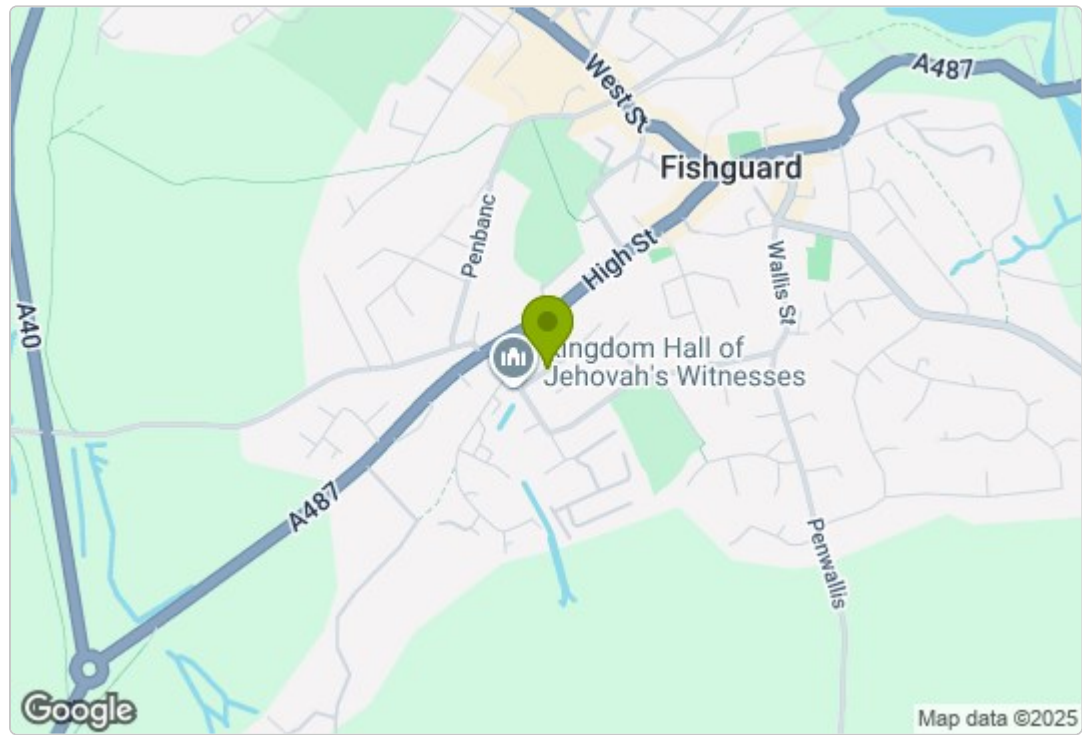
Remarks

5 Feidr Gongol is a comfortable, Semi Detached 2 storey Cottage residence which has deceptively spacious accommodation and being ideally suited for First Time Buyers, a Couple, Retirement or for Investment purposes. The Property is in good decorative order throughout benefitting from Gas Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has a private enclosed Rear Garden with Lawned Areas, a Paved Patio, Flowering Shrubs, Flower Beds and 2 Yucca/Palm Trees. There is also a good sized Garden Shed/Workshop. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

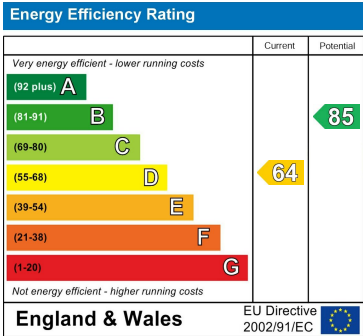
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - 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 firms employment has the authority to make or give any representation or warranty in respect of the property.