



**jjmorris.com**



## 62 West Street, Fishguard – SA65 9NL

£239,950 Freehold

- A substantial Terraced 3 storey Residential/Commercial Property.
- Currently a Ground Floor Room is utilised as a Hairdressing Salon, whilst the remainder of the Property is totally Residential.
- It has a Hall, Kitchen/Diner, Sitting Room, Study/Store Room, 4 Bedrooms, Bathroom and a Separate WC.
- Rear Paved Patio together with a uPVC double glazed triangular shaped Sun Lounge.
- Spacious Integral Garage/Workshop with Roller Door access 41'0" x 10'9" approx with access onto West Street.
- Gas Central Heating, uPVC Double Glazing and Roof Insulation.
- Early inspection strongly advised to appreciate the full extent of accommodation and indeed it's location in Fishguard.
- 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.

## **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, 62 West Street is situated on the right hand side of the road. A "For Sale" Board is erected on site.

## **DESCRIPTION**

62 West Street comprises a Terraced 3 storey Building of predominantly solid stone construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

### **uPVC Double Glazed Entrance Door to:-**

#### **Porch**

Dimensions: 1.27m x 1.19m (4'2" x 3'11"). With ceramic tile floor, dado rail, attractive cornice and a hardwood double glazed door to:-

#### **Hall**

Dimensions: 6.25m x 1.68m (20'6" x 5'6"). (maximum). With ceramic tile floor, ceiling light, staircase to First Floor, 2 power points, Understairs Cupboard with electric light and doors to Kitchen/Dining Room and:-

## **Hairdressing Salon**

Dimensions: 7.85m x 3.73m (25'9" x 12'3"). (maximum measurement). With ceramic tile floor, 2 uPVC double glazed windows with vertical blinds, uPVC double glazed door leading out onto West Street, 2 strip lights, telephone point, 4 work stations, front and back wash hand basins, 12 power points, Triton wall mounted Electric Water Heater, electricity meter and consumer unit cupboard and a wall mirror. N.B. The Hairdressing Salon is rated Commercially (currently eligible for Small Business Rates Relief) and whilst being well suited to it's existing use, it is equally well suited to a variety of other Commercial uses (subject to any necessary Change of Use and/or Planning Consents).

## **Kitchen/Dining Room**

Dimensions: 4.27m x 3.66m (14'0" x 12'0"). (approx). With ceramic tile floor, 6 ceiling spotlight, double panelled radiator, range of light Oak floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, built in Dishwasher, cove and artex ceiling, part tile surround, Zanussi freestanding slot-in Double Oven/Grill with a 4 ring Cooker Hob, Cooker Hood (externally vented), Velux window, 12 power points, painted tongue and groove clad walls, uPVC double glazed window and a uPVC double glazed door to rear enclosed Patio Garden.

## **Half Landing**

Dimensions: 1.68m x 1.04m (5'6" x 3'5"). With fitted carpet, uPVC double glazed window to rear with vertical blinds, ceiling light and staircase to:-

## **First Floor**

### **Landing**

Dimensions: 3.10m x 3.05m (10'2" x 10'0"). (maximum measurement). With fitted carpet, glazed door to staircase to Second Floor, ceiling light, Mains Smoke Detector, coat hooks, 2 power points and doors to Bedrooms, Boiler/Airing Cupboard and to:-

### **Sitting Room**

Dimensions: 8.53m x 3.20m (28'0 x 10'6"). With fitted carpet, 2 uPVC double glazed windows (one bay with vertical blinds), Log effect Electric Fire in an attractive surround, coved ceiling, 2 ceiling lights, 2 double panelled radiators, telephone point and 8 power points.

## **Bathroom**

Dimensions: 2.72m x 2.49m (8'11" x 8'2"). With vinyl floor covering, uPVC double glazed window with vertical blinds, Pine tongue and groove clad ceiling, 2 downlighters, suite of tiled panelled Bath, Wash Hand Basin and WC, fully tiled walls, towel ring, toilet roll holder, soap dish, toothbrush holder, Mira Thermostatic Shower over Bath, glazed shower screen, towel rail and a mirror fronted bathroom cabinet.

## **Bedroom 1**

Dimensions: 4.72m x 4.70m (15'6" x 15'5"). (maximum measurement). With fitted carpet, 2 uPVC double glazed windows with vertical blinds (one bay), coved ceiling, ceiling light and 2 wall lights, TV aerial cable, radiator and 5 power points.

## **Walk in Boiler/Airing Cupboard**

Dimensions: 1.68m x 0.91m (5'6" x 3'0"). With fitted carpet, Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), ceiling light, shelves and 1 power point.

## **Half Landing**

Dimensions: 1.75m x 1.22m (5'9" x 4'0"). With fitted carpet, Velux window over stairwell and stairs to:-

## **Second Floor**

### **Landing**

Dimensions: 2.69m x 1.75m (8'10" x 5'9"). (maximum measurement). With fitted carpet, ceiling light, 2 power points, Mains Smoke Detector, wall mirror and access to an Insulated Loft.

### **Bedroom 2**

Dimensions: 3.96m x 3.35m (13'0" x 11'0"). (maximum). With fitted carpet, uPVC double glazed window with roller blind, ceiling light, pullswitch, wall mirror, wall mounted convector heater and 6 power points.

### **Bedroom 3**

Dimensions: 4.60m x 2.51m (15'1" x 8'3"). With fitted carpet, ceiling light, uPVC double glazed window with roller blind, Glen wall mounted convector heater and 6 power points.

### **Bedroom 4**

Dimensions: 3.10m x 2.59m (10'2" x 8'6"). (maximum). With fitted carpet, Velux window, 3 ceiling spotlight, uPVC double glazed window, coat hooks, 4 power points, freestanding mirror fronted wardrobe, 4 power points and a fitted Storage Cupboard with shelves.

## **Boxroom/Study**

Dimensions: 3.00m x 1.73m (9'10" x 5'8"). With sloping ceiling, wall shelves, fitted carpet and power points.

## **Separate WC**

Dimensions: 2.62m x 1.85m (8'7" x 6'1"). With fitted carpet, Velux window with blind, white suite of Wash Hand Basin and WC, toilet roll holder, 3 ceiling spotlight and part tiled surround. N.B. There is room to provide a Shower Cubicle, if required.

## **Externally**

### **Sun Lounge**

Dimensions: 3.96m x 3.30m (13'0" x 10'10"). (maximum measurement) Of a triangular shape with uPVC double glazed windows and doors, 2 wall uplighters and 4 power points. Adjoining the Property is an:-

### **Integral Garage/Workshop**

Dimensions: 12.50m x 3.28m (41'0" x 10'9"). (maximum). Which has a Garrador electrically operated Roller Door leading onto West Street, 8 power points, 3 strip lights, loft storage areas, wall shelves, a Work Bench with a 6" Vice and uPVC double doors to the rear Concrete Paved Patio. Outside Belfast Sink with cold water tap and an Outside Sensor Light.

## **SERVICES**

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

## **TENURE**

Freehold with Vacant Possession upon Completion.

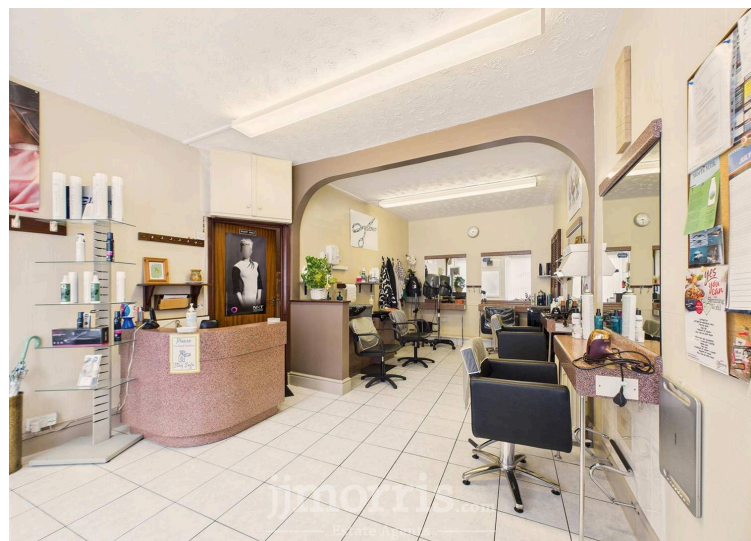
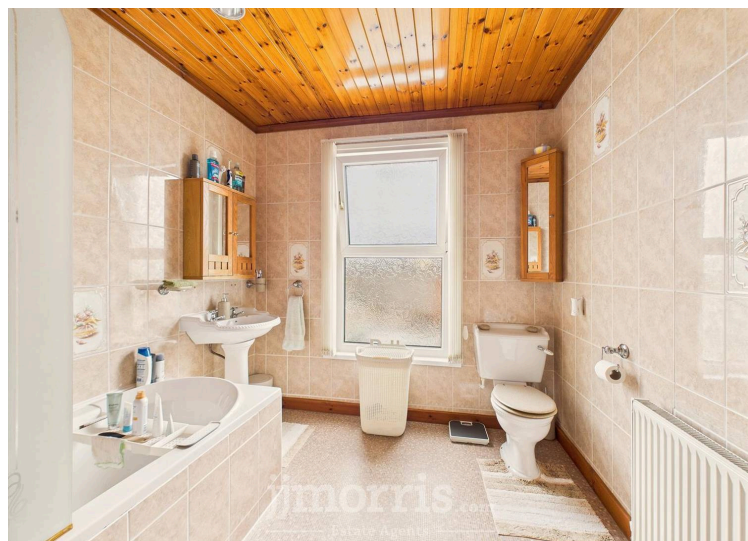
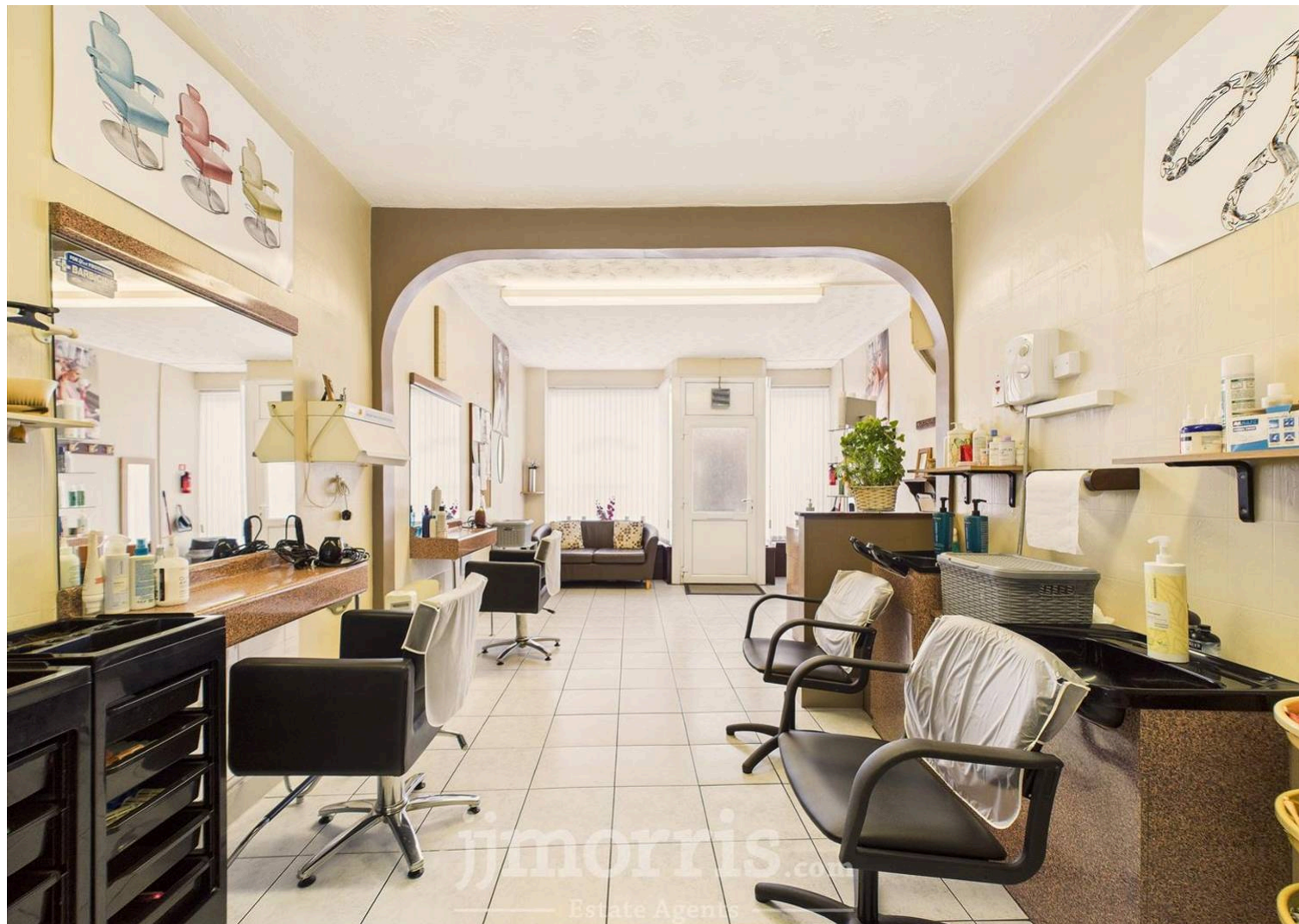
## **REMARKS**

62 West Street is a deceptively spacious Terraced 3 storey Building which stands in a good trading location within 400 yards or so of Fishguard Town Shopping Centre and Market Square. The Property is currently a mixed Commercial/Residential Property which has the benefit of a Hairdressing Salon on the Ground Floor and although being well suited to that use, it is equally well suited to a variety of other Commercial uses (subject to any necessary Change of Use and/or Planning Consents). The Property has spacious 1/2 Reception, a Kitchen/Diner, Sun Lounge, 3/4 Bedrooms, a Study/Store Room, Bathroom and a Separate WC accommodation. The Property is in excellent decorative order throughout benefiting from Gas fired Central Heating, uPVC Double Glazing and Roof/Loft Insulation. In addition, it has a spacious Integral Garage/Workshop as well as a rear Paved Patio and a Sun Lounge. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.





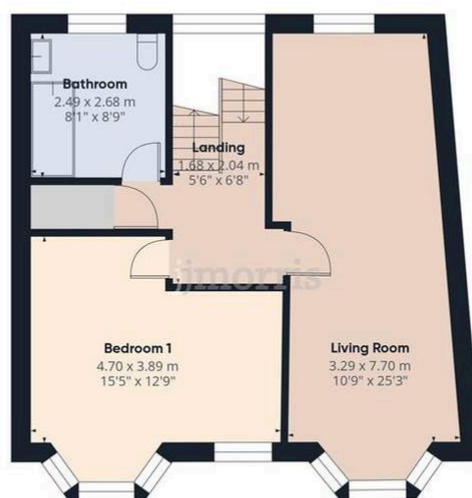




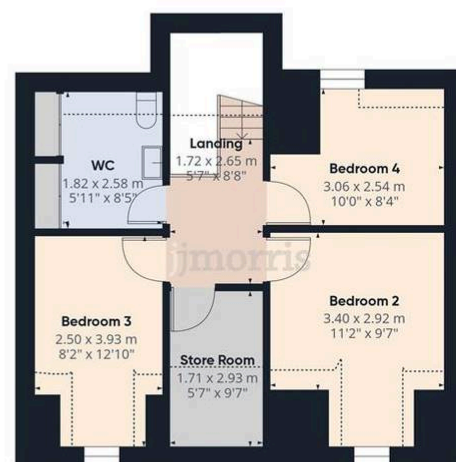




Floor 0



Floor 1



Floor 2

**Cardigan**



01239 612343

**Fishguard**



01348 873836

**Haverfordwest**



01437 760440

**Narberth**



01834 860260