



## Penwallis House Pen Wallis, Fishguard – SA65 9HR

£350,000 Freehold

- A substantial Semi Detached 3 storey Residence which is currently utilised as 2 Dwellings with a Ground Floor Flat and a First & Second Floor Maisonette.
- Ground Floor Flat has a Hall, Living Room, Kitchen, Inner Hall, Wet Room and 2 Bedroom accommodation.
- The First & Second Floor Maisonette has a Sitting/Dining Room, Kitchen, 2 Bedrooms and a Shower Room on the First Floor and a Studio/Sitting Room/Bedroom on the Second Floor.
- Wall Forecourt together with a private enclosed Lawned Garden with Flower Beds and Shrubs and a Greenhouse.
- Double Garage with an adjoining Lean-to Potting Shed.
- All Mains Services. Gas Central Heating. uPVC Double Glazing and Loft Insulation.
- Penwallis House EPC Rating E. Penwallis House Ground Floor Flat EPC Rating C. Both Properties are in Council Band "B".

## 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 Post Office, Library, Petrol Filling Station/Store, Repair Garages, 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.

### Market Towns

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 including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, a Post Office, Library, 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.

### Local Area

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 Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK. Penwallis House is situated in an elevated and popular Residential area known as Penwallis and is situated within 300 yards or so of Fishguard Town Shopping Centre and Market Square.

## DIRECTIONS

From the Offices of J.J. Morris at 21 West Street, turn right and proceed up to Market Square. Take the first turning on the left in the direction of Newport for 80 yards or so and take the first turning on the right into Hamilton Street. Continue on this road for a 100 yards or so and proceed straight on up the Wallis and at the top of the hill, Penwallis House is directly facing, being the inner property of two on your left. What3Words - [///pies.entire.noun](#)

## DESCRIPTION

Penwallis House comprises of a 3 Storey Semi Detached Residence of solid stone, brick and concrete block construction with rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

### Ground Floor Flat

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

#### Hall

Dimensions: 3.38m x 1.57m (11'1" x 5'2"). (maximum). With fitted carpet, open beam ceiling, radiator, telephone point, 2 power points, electricity meter, electricity consumer unit, opening to Inner Hall and doors to Wet Room and:-

#### Living Room

Dimensions: 4.72m x 3.28m (15'6" x 10'9" ). With fitted carpet, double panelled radiator, 8 power points, mains smoke detector (not tested), uPVC double glazed window with vertical blinds and door to:-

#### Kitchen/Breakfast Room

Dimensions: 4.29m x 2.03m (14'1" x 6'8" ). With vinyl floor covering, mains combined smoke and CO2 detector (not tested), range of fitted floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, uPVC double glazed window, 4 power points, uPVC double glazed door to exterior, cooker hood, cooker box, double panelled radiator, freestanding 4 ring Electric Cooker with Oven and Grill, Xpelair air extractor and a Glow Worm wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

#### Wet Room

Dimensions: 1.96m x 1.57m (6'5" x 5'2"). With white suite of Wash Hand Basin and WC, fully tiled walls. non slip vinyl floor covering, extractor fan, low level glazed shower doors, shower rail, Bristan electric Shower, ceiling light, mirror fronted bathroom cabinet and a heated towel rail/radiator.

### **Inner Hall**

Dimensions: 4.39m x 0.94m (14'5" x 3'1"). With fitted carpet, ceiling light, mains smoke detector (not tested), 2 power points, understairs cupboard, built in cupboard with shelves and doors to Ground Floor Hall of Maisonette, Bedroom 2 and:-

### **Bedroom 1**

Dimensions: 3.58m x 3.40m (11'9" x 11'2"). With fitted carpet, uPVC double glazed window with vertical blinds, mains smoke detector (not tested), TV point, telephone point, 2 alcoves and 6 power points.

### **Bedroom 2**

Dimensions: 3.66m x 1.83m (12'0" x 6'0"). With fitted carpet, mains smoke detector (not tested), ceiling light, alcove, uPVC double glazed window, radiator and 2 power points.

### **Ground, First and Second Floor Maisonette**

Accommodation is as follows:-

### **Ground Floor**

#### **Hall**

Dimensions: 4.34m x 1.12m (14'3" x 3'8"). With fitted carpet, ceiling light, radiator, 2 power points, door to Inner Hall of Ground Floor Flat and staircase to:-

#### **Half Landing**

Dimensions: 1.83m x 0.99m (6'0" x 3'3"). With fitted carpet, stairs to Main Landing and:-

#### **Rear Landing**

Dimensions: 0.99m x 0.91m (3'3" x 3'0"). With fitted carpet, Boiler Cupboard housing a Worcester 28 CDI wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), ceiling light and door to:-

#### **Sitting/Dining Room**

Dimensions: 5.59m x 5.18m (18'4" x 17'0"). (maximum). With fitted carpet, 2 uPVC double glazed windows affording Sea and Rural views, Gas Fire, double panelled radiator, display alcove, 8 power points, 2 alcoves with shelves, ceiling light and door to:-

#### **Kitchen/Breakfast Room**

Dimensions: 4.17m x 2.08m (13'8" x 6'10"). With fitted carpet, uPVC double glazed window, strip light, radiator, inset single drainer stainless steel sink unit with mixer tap, range of fitted floor and wall cupboards, 4 ring Gas Cooker and 8 power points.

### **Main Landing**

Dimensions: 2.95m x 1.14m (9'8" x 3'9"). With fitted carpet, staircase to Second Floor, smoke detector (not tested) and ceiling light.

### **Bedroom 1**

Dimensions: 4.72m x 2.82m (15'6" x 9'3"). (maximum). With fitted carpet, fitted wardrobe and dressing table, 2 uPVC double glazed windows (affording Sea and Rural views), double panelled radiator, fitted bookcase and 4 power points.

### **Bedroom 2**

Dimensions: 3.35m x 2.13m (11'0" x 7'0"). With fitted carpet, uPVC double glazed window (affording distant Sea views), radiator, ceiling light and 2 power points.

### **Shower Room**

Dimensions: 3.05m x 2.69m (10'0" x 8'10"). ("L" shaped maximum). With fitted carpet, white suite of Wash Hand Basin, WC and a Glazed and Aquaboard Shower Cubicle with a Thermostatic Shower, uPVC double glazed window with vertical blinds, fitted carpet, part tile surround, wall mirror, toilet roll holder, ceiling light and a radiator.

### **Half Landing**

Dimensions: 1.83m x 1.07m (6'0" x 3'6"). With fitted carpet and stairs to:-

### **Second Floor**

#### **Studio/Sitting Room/Bedroom 3**

Dimensions: 5.79m x 5.03m (19'0" x 16'6"). (approx). With fitted carpet, sloping ceiling, exposed beams and "A" Frames, access to undereaves storage space, 2 uPVC double glazed windows (both affording superb Coastal Sea and Rural views) one with vertical blinds and one with a roller blind, 3 Velux windows, 5 power points and access to a:-

#### **Boarded and Insulated Loft**

With electric light.

#### **Externally**

There is a Walled Forecourt to the Property with a Paved Patio and to the side is a Paved/Concreted Path which leads to the Ground Floor Flat and the Garden. Adjacent to the pathway is a reasonable sized Garden with Lawned areas, Flowering Beds and Shrubs, a Paved Patio, Conifers and a:-

**Greenhouse**

Dimensions: 3.66m x 2.44m (12'0" x 8'0" ).

**Double Garage**

Dimensions: 5.64m x 5.33m (18'6" x 17'6" ). Of Concrete Block Construction with a flat Felt Roof. It has 2 metal up and over doors, uPVC double glazed window, electric light, shelves, power points, single drainer stainless steel sink unit and plumbing for an automatic Washing machine. Directly to the fore of the Property is a Concrete Hardstanding which allows for Vehicle Parking Space. Adjoining the Garage is a:-

**Lean to Potting Shed**

Dimensions: 5.18m x 1.83m (17'0" x 6'0" ). Of stone, concrete block and timber Construction with a corrugated perspex roof.

**SERVICES**

Mains Water Electricity, Gas and Drainage are connected. The Ground Floor Flat has Gas Central Heating, uPVC Double Glazing and wiring for Telephone (subject to British Telecom Regulations). Roof and Loft Insulated. The First and Second Floor Maisonette has all Mains Services connected, Gas Central Heating, uPVC Double Glazing and an Insulated and Boarded Loft. Telephone, subject to British Telecom Regulations. Broadband connection.

**TENURE**

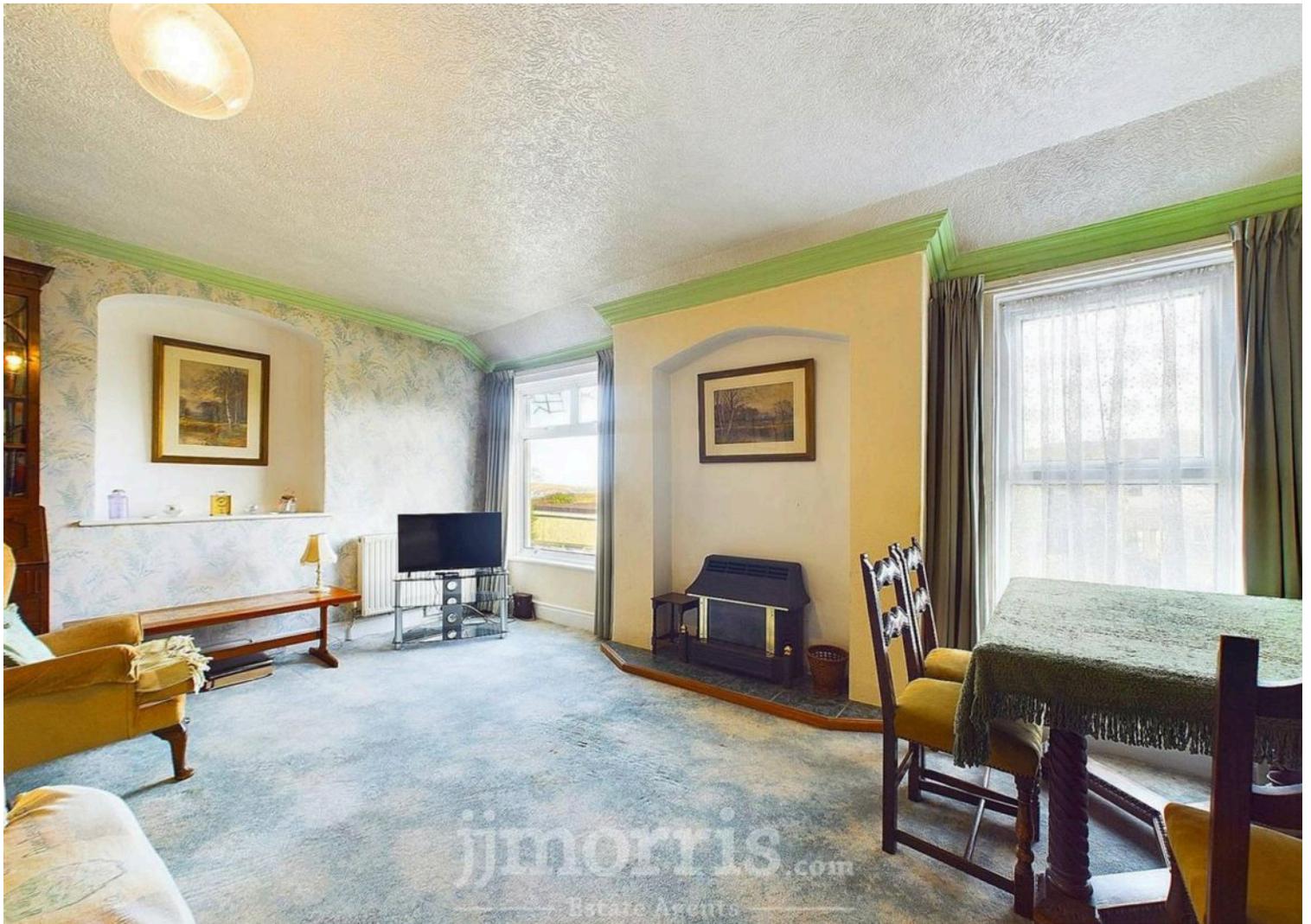
Freehold with Vacant Possession upon Completion.

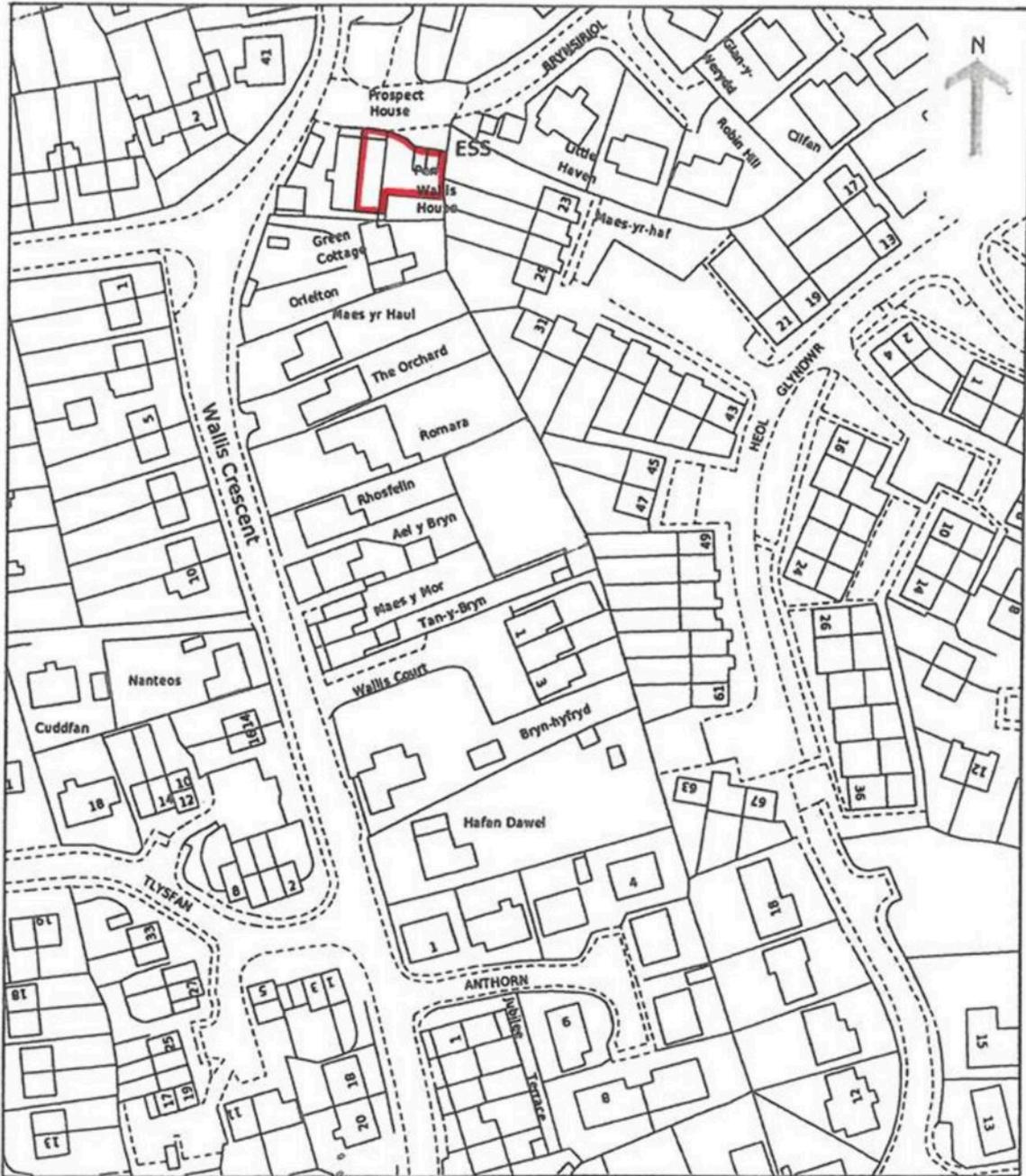
**REMARKS**

Penwallis House is currently 2 Self Contained Properties with a 2 Bedroom Flat on the Ground Floor and a 2/3 Bedroomed Maisonette on the First and Second Floors. Both properties benefit from uPVC Double Glazing and Gas Fired Central Heating. In addition the Property has the benefit of a good sized Double Garage together with a Lean to Potting Shed and a Greenhouse. Adjacent to the Outbuildings is a private enclosed Garden with Lawned areas, Flower Beds and Flowering Shrubs and Patio areas. Coastal Sea views over Fishguard Bay to Dinas Head can be enjoyed from the Property as well as Rural views to Dinas Mountain. The Property can be utilised as One or Two Properties as required and is ideally suited as a Family Home or for Retirement purposes with the Ground Floor Flat being suitable for an Elderly Dependant, Teenager, Holiday or Permanent Letting. It is conveniently situated in this popular Town and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.









**Penwallis House,  
Penwallis, Fishguard, Pembrokeshire**

**Scale 1/1250  
Plan for Identification Purposes Only**



Ground Floor



Floor 1

Floor 2

**jjmorris**

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