

Approx Gross Internal Area
106 sq m / 1145 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'C' Pembrokeshire

ref: LG/AMS/03/26/OK/AMS/03/26

FACEBOOK & TWITTER

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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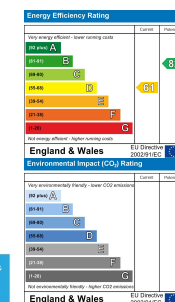


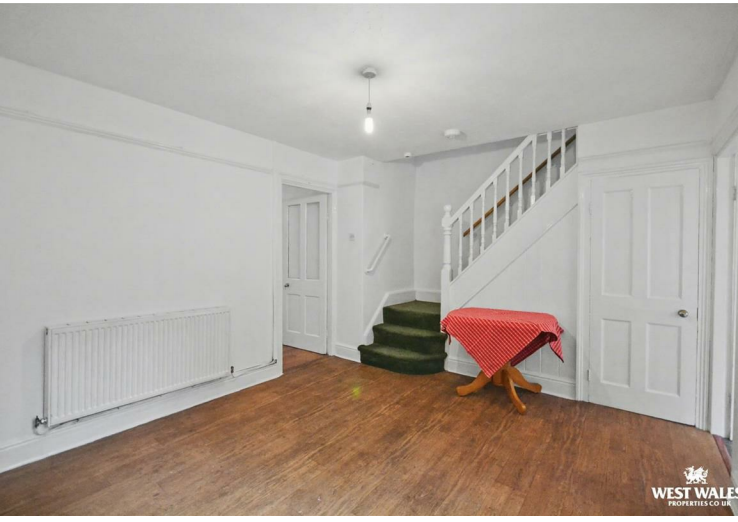
27 High Street, Fishguard, Pembrokeshire, SA65 9AW

- Terraced House
- Two Bedroom & Loft Room
- Two Reception Rooms
- Coastal Location
- Gas Central Heating
- Town Centre Location
- Character Features
- Garden To Rear
- Within Easy Reach of Schools
- EPC Rating: D

Offers In Excess Of £140,000

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Situated in a convenient location in the town centre of the popular coastal town of Fishguard, within walking distance of local amenities and the harbour, this well-presented property offers comfortable living accommodation and would make an ideal first-time purchase or investment opportunity.

The property is entered via a tiled porch area with decorative patterned flooring leading into the entrance hallway. From here, a door to the right opens into the dining room, while a further door leads into the lounge. The lounge features a character fireplace with gas fire, under-stairs storage, and a window overlooking the rear of the property. The kitchen is fitted with a range of wall and base units and provides space for both a washing machine and tumble dryer. A door from the kitchen gives access to the rear garden.

Stairs from the living room lead to the first floor, where there are two double bedrooms and a family bathroom with a useful built-in storage cupboard. A further staircase leads to the loft room, which benefits from Velux windows and useful eaves storage, offering versatile additional space.

Externally, the rear garden is accessed from the kitchen and begins with a courtyard area providing space for bin storage. Steps lead up to the main garden, which includes a patio seating area and a lawned section with excellent potential for further landscaping.

Fishguard is a popular market town and ferry port on the Pembrokeshire coastline. There is a wide variety of shops, restaurants, secondary school, junior schools, library and leisure centre in the town centre. Fishguard Harbour is the ferry terminal to Southern Ireland, the train station offers excellent communication links. Goodwick Sands provides a safe beach for families, with other coves and beaches such as Pwllgwaelod, Cwm yr Eglwys, Abercastle, etc all within easy driving distance.

DIRECTIONS

From our Fishguard office proceed up High Street, and the property will be on your left hand side opposite the turning to go round the one way system. What three words - ///cloak.ambition.endlessly



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.