



## 32 Heol Preseli, Fishguard – SA65 9JD

£199,950 Freehold

- A centrally located Ex Local Authority Semi Detached 2 storey Dwelling House.
- Comfortable Hall, Sitting Room, Kitchen/Diner, 3 Bedrooms and Bathroom accommodation.
- Rear Hall/Utility Area, Separate WC and a Workshop/Store Shed.
- Gas Central Heating, uPVC Double Glazing and Loft Insulation.
- Tarmacadamed Hardstanding to fore allowing for Off Road Vehicle Parking for 3 Vehicles.
- Good sized Rear Garden with Paved Patio Areas and a Lawned Garden with Garden Shed.
- Ideally suited for Family, First Time Buyers, Retirement 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. Heol Preseli is a popular mixed Local Authority/Private Residential area which forms part of an area of the town known as Maeshyfryd. 32 Heol Preseli is situated within 400 yards or so by foot of Fishguard Town Shopping Centre and Market Square.

## **Directions**

From the offices of Messrs JJ Morris at 21 West Street, turn right and proceed up to Market Square. Follow the road to left into Main Street and continue on this road for 70 yards or so and take the first the turning on the right into Hamilton Street. Proceed on this road for 100 yards or so and continue up the hill into the Wallis and the first turning on the right into Heol Preseli. Continue on this road for 150 yards or so and No. 32 Heol Preseli is situated on the right hand side of the road. A 'For Sale' board is erected on site.

## **Description**

32 Heol Preseli comprises a Semi Detached 2 storey Dwelling House of cavity brick construction with rendered and coloured roughcast elevations under a pitched slate roof. There is a single storey extension to the rear of brick construction with rendered and coloured roughcast elevations under a flat reinforced concrete roof with Ruberoid covering. Accommodation is as follows:-

### **Hall**

12' 0" x 6' 0" (3.66m x 1.83m)  
(maximum) With vinyl floor covering, 6 downlighters, staircase to First Floor, telephone point, smoke detector (not tested), carbon monoxide alarm, radiator, understairs cupboard with electricity meter and consumer unit, central heating thermostat control, gas meter cupboard, uPVC double glazed window with wooden blinds and doors to Sitting Room, Kitchen/Breakfast Room and:-

### **Walk in Understairs Cloak Cupboard**

With uPVC single glazed window, coat hooks, wall light, Honeywell central heating timeswitch and an Ideal Logik Combi 30 wall mounted Gas Boiler.

### **Sitting Room**

14' 11" x 14' 0" (4.55m x 4.27m)  
(maximum measurement to include Bay) With fitted carpet, 2 uPVC double glazed windows with wooden blinds, picture rail, 6 downlighters, coal effect gas fire set in a Marble Fireplace with an attractive surround, alcove with base cupboard, double panelled radiator, wiring for Satellite TV and 4 power points.

### **Kitchen/Dining Room**

20' 8" x 8' 0" (6.30m x 2.44m)  
With vinyl floor covering, range of fitted floor and wall cupboards, inset single drainer stainless steel one and a half bowl sink unit with mixer tap, 2 uPVC double glazed windows, part tile surround, picture rail, 2 no 4 ceiling spotlights, 10 power points, built in electric Single Oven/Grill, 4 ring Ceramic Hob, Cooker Hood (externally vented) and a uPVC double glazed door to:-

### **Rear Hall/Utility Area**

12' 9" x 4' 1" (3.89m x 1.25m)  
With uPVC double glazed windows and uPVC double glazed doors to front and rear Paved Patios and Gardens, ceramic tile floor, plumbing for automatic washing machine, wall light, 3 power points, coat hooks, doors to Workshop/Store Shed and:-

### **Separate WC**

6' 3" x 2' 11" (1.91m x 0.89m)  
With uPVC single glazed window and wall light.

### **Workshop/Store/Freezer Room**

9' 1" x 8' 11" (2.77m x 2.72m)  
(L' shaped maximum) With uPVC single glazed window, wall light and 2 power points. A staircase from the Hall gives access to the

### **First Floor**

#### **Landing**

With fitted carpet, uPVC double glazed window, with wooden blinds, 3 ceiling spotlight, 1 power point, smoke detector (not tested) and access to an Insulated Loft.

**Bedroom 1 (Front)**

14' 0" x 12' 11" (4.27m x 3.94m)

With fitted carpet, double panelled radiator, uPVC double glazed windows with roller blind, 7 downlighters, 6 power points (4 with USB points), built in Airing Cupboard with radiator and shelves and a picture rail.

**Bedroom 2 (Rear)**

12' 9" x 9' 1" (3.89m x 2.77m)

With fitted carpet, uPVC double glazed window (affording sea views) with roller blind, radiator, ceiling light, picture rail, built in wardrobe and 2 power points.

**Bedroom 3 (Front)**

9' 1" x 8' 0" (2.77m x 2.44m)

(maximum) With fitted carpet, radiator, uPVC double glazed window with vertical blinds, fitted wardrobe, double panelled radiator, ceiling light and 2 power points.

**Bathroom**

7' 8" x 6' 0" (2.34m x 1.83m)

With vinyl floor covering, white suite of WC, Wash Hand Basin in a vanity surround and a 'P' shaped Bath with a curved glazed shower screen and a thermostatic shower over, fully tiled walls, chrome heated towel rail/radiator, 6 downlighters, uPVC double glazed window with slate window sill, 2 slate corner shelves and a wall mounted fan heater.

**Externally**

Accessed off Heol Preseli at the fore is a tarmacadamed hardstanding which allows for Off Road Parking for 3 vehicles. Beyond is a Paved Patio Area which leads to the uPVC double glazed pedestrian door to the Rear Hall/Utility Area. To the rear of the Property is a Paved Patio on 2 levels and beyond is a good sized enclosed Lawned Garden together with a Timber Garden Shed 6'0" x 4'0". 3 Outside Electric Lights (2 sensor lights). 2 Outside Power Points and 2 Outside Water Taps. The boundaries of the Property are edge in red on the attached Plan which is not to Scale.

**Services**

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazed Windows and Doors and a Composite Double Glazed Front Entrance Door. Loft Insulation. Telephone, subject to British Telecom Regulations. Wiring for Satellite TV. Broadband Connection.

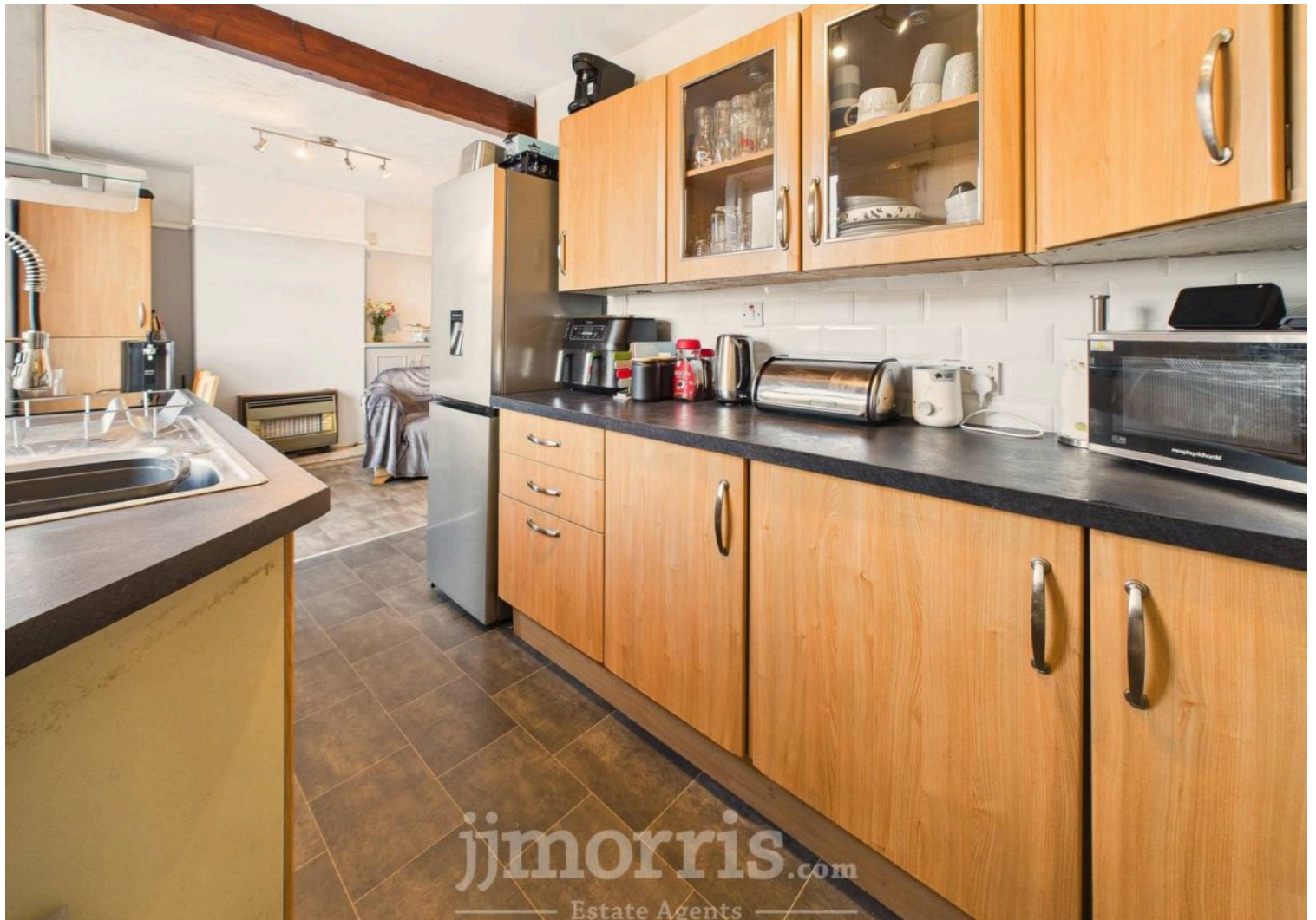
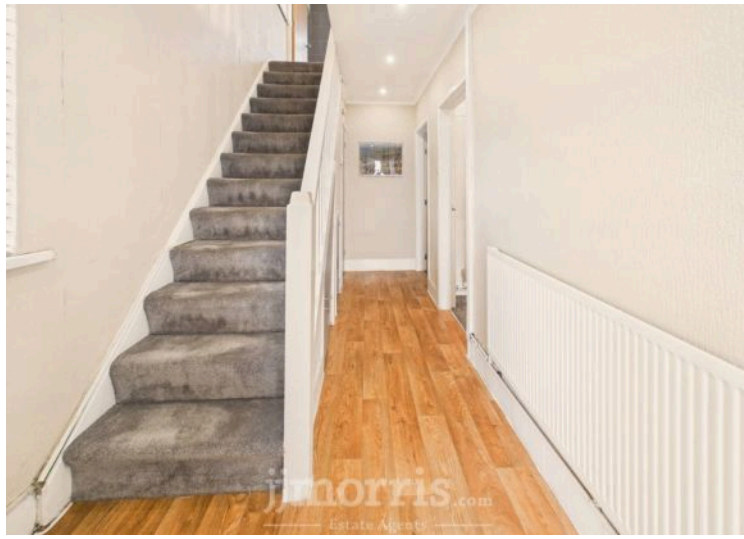
**Tenure**

Freehold with Vacant Possession upon Completion.

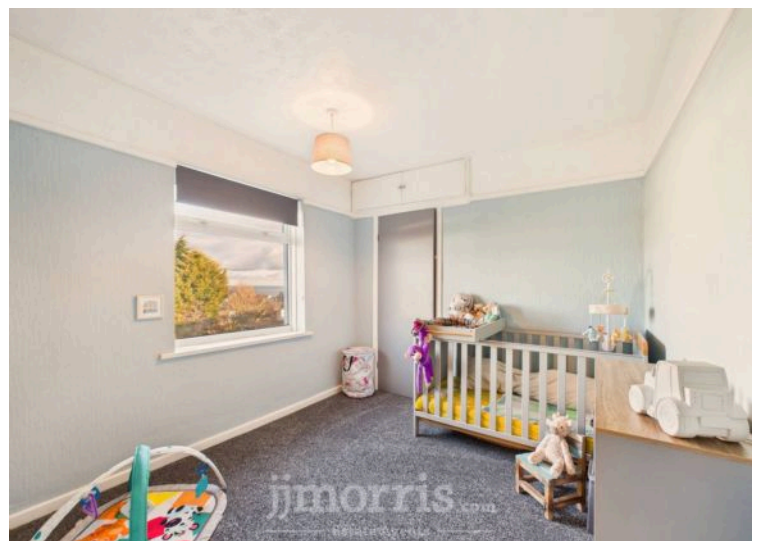
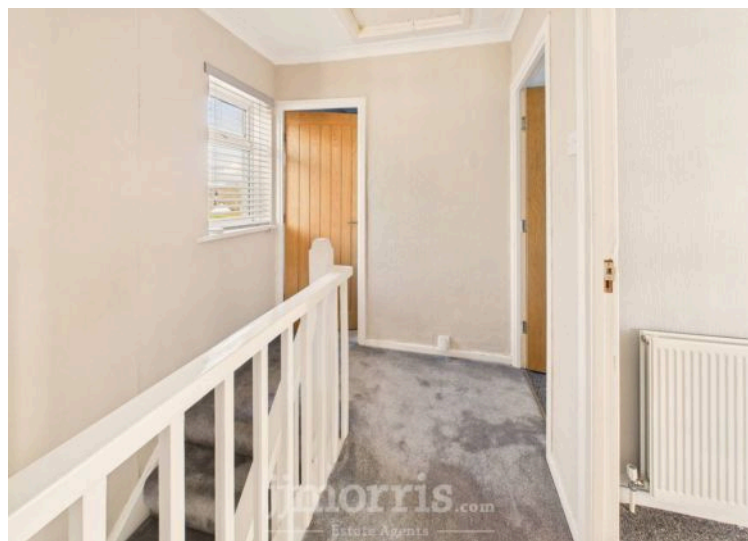
**Remarks**

32 Heol Preseli is a comfortable Semi Detached ex Local Authority Dwelling House which stands in a popular and convenient residential area and being ideally suited for a Family, Retirement, First Time Buyers or for Letting purposes. The Property has been modernised and updated in recent years and has the benefit of Gas Central Heating, uPVC Double Glazed Windows and Doors and Loft Insulation. In addition, it has Off Road Parking at the fore for 3 Vehicles together with Paved Patio Areas and a good sized rear (enclosed) Lawned Garden with Paved Patios on 2 levels. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.







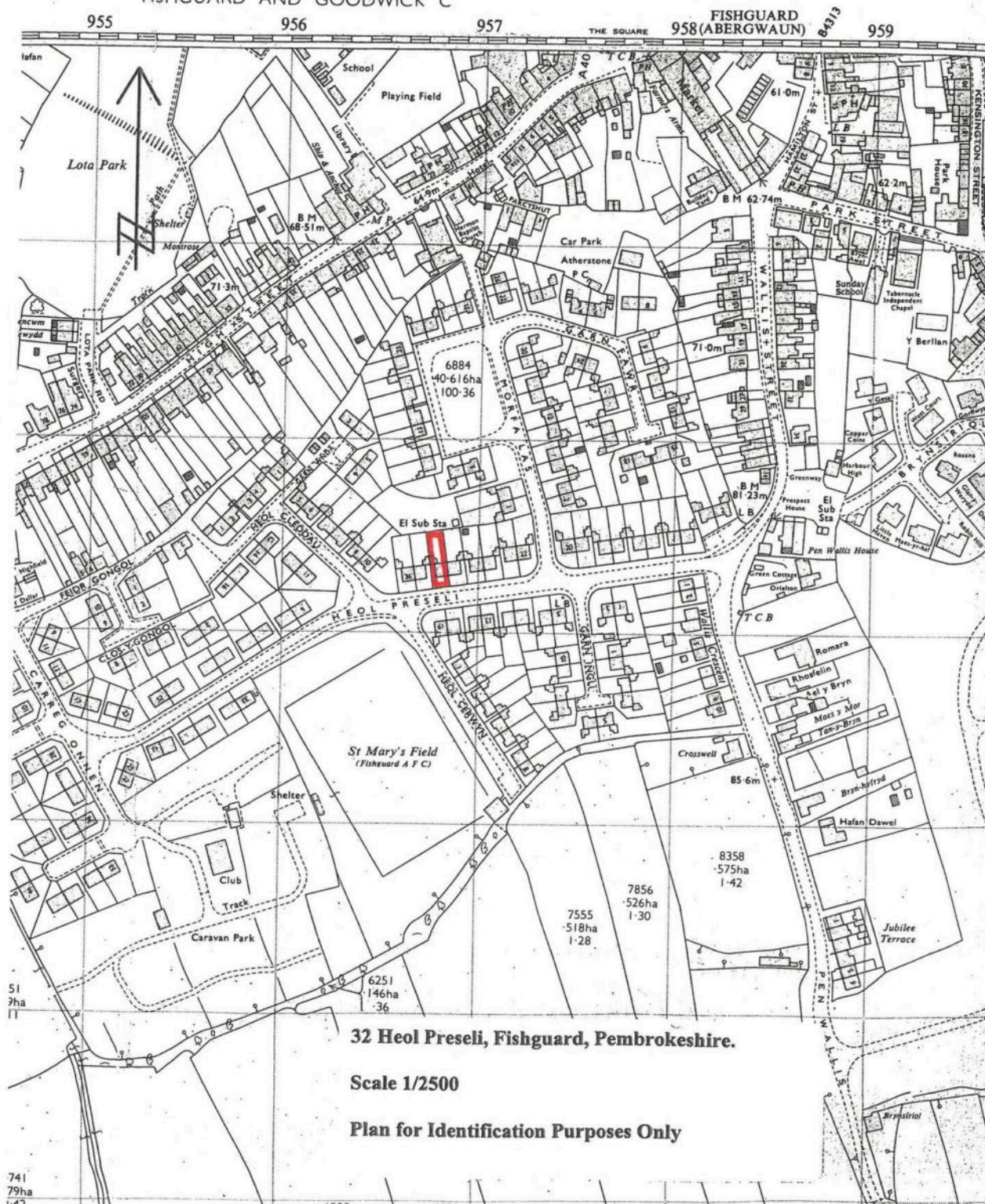


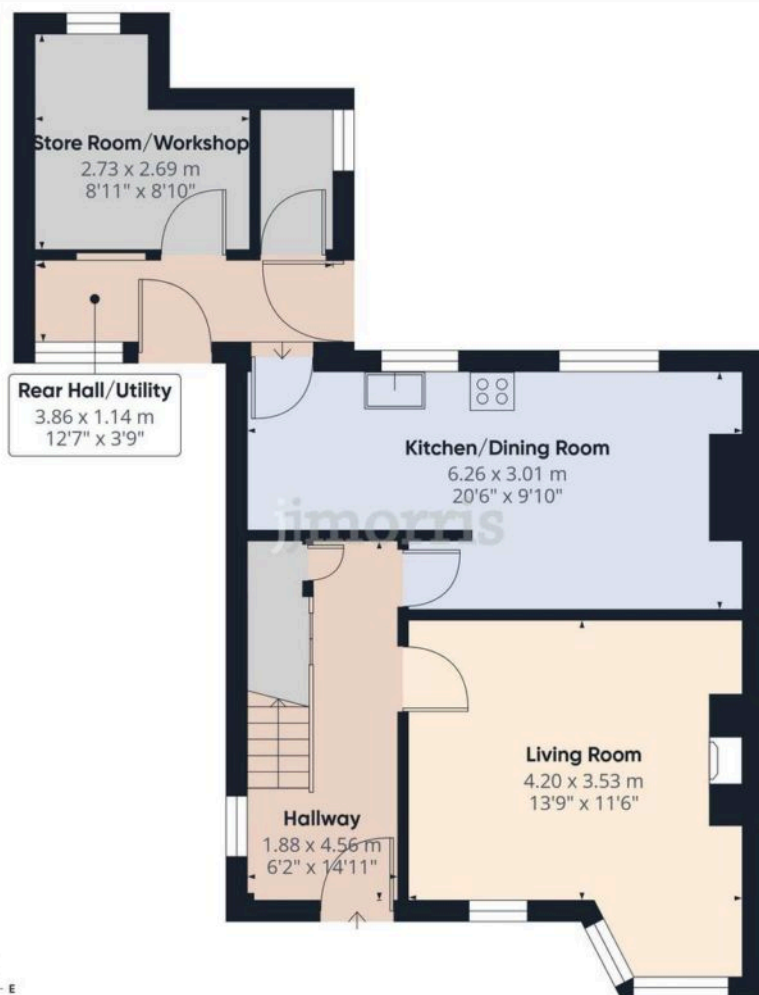




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Floor 0



Floor 1

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