



## 11 Penslade Terrace, Fishguard – SA65 9AB

£299,995 Freehold

- A substantial Terraced 3 storey Town House which stands in a popular Residential area.
- Spacious 2/3 Rec', Kitchen/Breakfast, Utility, 4/5 Bedroom, Bathroom and 2 Sep WC accommodation.
- Gas Central Heating, uPVC Double Glazing and Roof/Loft Insulation.
- Walled forecourt and a raised Slate Chip Patio to rear with Flowering Shrubs.
- Garage/Studio/Workshop 18'0" x 12'3" approx with access off rear Service Lane.
- Ideally suited for Family purposes with excellent Air BnB/Letting potential.
- 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. There are good road links from Fishguard along the Main A40 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. Penslade is a popular Residential area which runs in an easterly direction off West Street. 11 Penslade Terrace is situated within 70 yards or so of the Shops at West Street and is within 250 yards of Fishguard Town Centre and Market Square.

## **Directions**

By Foot from the Offices of Messrs J. J. Morris at 21 West Street, turn left and some 50 yards or so further on take the second turning on the right into Penslade Terrace. Continue on this road for 70 yards or so and 11 Penslade Terrace is situated on the left. Alternatively by Car from the Offices of Messrs J. J. Morris at 21 West Street, turn left and continue in the direction of Goodwick for 120 yards or so and take the first turning on the right just past the Zebra Crossing and adjacent to Theatr Gwaun into Brodog Lane. Proceed on this road for a 200 yards or so and take the first right and follow the road to the right into Sladeway. Continue on this road for a further 200 yards and turn right into Penslade. Proceed on this road for 140 yards or so passing the turning on the right into Bryn Road and some 20 yards or so further on, 11 Penslade Terrace is situated on the right hand side of the road. A 'For Sale' board is erected on site.

## **Description**

11 Penslade Terrace comprises a Terraced 3 storey Residence of solid stone and brick construction with rendered and coloured front elevation and natural stone faced rear elevations under a pitched slate and composition slate roof. Accommodation is as follows:-

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

#### **Porch**

Dimensions: 1.30m x 1.22m (4'3" x 4'0"). With mosaic tile floor, attractive cornice, electricity meter and consumer unit and a half glazed door to:-

#### **Hall**

Dimensions: 6.40m x 1.83m maximum (21'0" x 6'0" maximum). With mosaic tile floor, double panelled radiator, attractive cornice, ceiling light, staircase to First Floor, telephone point, 1 power point, understairs storage area with shelves and doors to Kitchen/Breakfast Room and:-

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

Dimensions: 8.08m x 4.34m (26'6" x 14'3"). (formerly 2 rooms) With an engineered Oak floor, cast iron feature fireplace and a fireplace opening housing an Aga multifuel stove on a tiled hearth, attractive cornice, 2 ceiling lights and a ceiling rose, uPVC double glazed bay window, 2 double panelled radiators, TV aerial cable, 2 built in display cupboards, Honeywell central heating thermostat control, 8 power points and a picture rail.

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

Dimensions: 5.77m x 3.07m (18'11" x 10'1"). With a slate effect laminate floor, ceiling light and 6 downlighters, fireplace alcove with shelves, fitted range of floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, 2 uPVC double glazed windows (one sliding sash), wall cupboard housing a Vaillant wall mounted Gas Boiler (heating domestic hot water and firing central heating), built in Refrigerator, built in Dishwasher, Beko eye level electric Double Oven, Logik 4 ring Ceramic Hob, Cooker Hood, part tile surround, electricity consumer unit, 9 power points, Honeywell central heating timeswitch, half glazed (6 pane) door to Rear Garden, door to Understairs Storage/Broom Cupboard and a half glazed door to:-

#### **Utility Room**

Dimensions: 2.08m x 1.96m maximum (6'10" x 6'5" maximum). With ceramic tile floor, plumbing for automatic washing machine, 2 uPVC double glazed windows, ceiling light, power points and door to:-

#### **Separate WC**

Dimensions: 1.88m x 1.17m maximum (6'2" x 3'10" maximum). With ceramic tile floor, suite of WC and Wash Hand Basin, single glazed window, double panelled radiator and a toilet roll holder. A staircase from the Hall gives access to a:-

#### **Half Landing**

Dimensions: 1.83m x 0.97m (6'0" x 3'2"). With fitted carpet, ceiling light, stair to Main Landing and stair to:-

## **First Floor**

### **Rear Landing**

Dimensions: 2.54m x 0.97m (8'4" x 3'2" ). With fitted carpet, radiator, mains smoke detector, Velux window and doors to Bathroom, Separate WC and:-

### **Bedroom 3 (Rear)**

Dimensions: 3.05m x 3.05m (10'0" x 10'0" ). With fitted carpet, double panelled radiator, 2 uPVC double glazed windows with roller blinds, ceiling light and 6 power points.

### **Separate WC**

Dimensions: 1.98m x 0.89m (6'6" x 2'11" ). With vinyl floor covering, uPVC double glazed window, WC, toilet roll holder, ceiling light and access to an Insulated Loft.

### **Bathroom**

Dimensions: 1.93m x 1.57m (6'4" x 5'2" ). With vinyl floor covering, white suite of panelled Bath and Wash Hand Basin, part tile surround, built in Airing Cupboard with shelf housing a pre lagged copper hot water cylinder and immersion heater, chrome heated towel rail/radiator, part tile surround, wall mirror, uPVC double glazed window, Mira Sport electric shower over bath, glazed shower screen and a ceiling light.

### **Main Landing**

Dimensions: 3.05m x 1.83m maximum (10'0" x 6'0" maximum ). With fitted carpet, wall mirror, ceiling light and staircase to Second Floor.

### **Bedroom 1 (Front)**

Dimensions: 4.52m x 3.51m maximum (14'10" x 11'6" maximum ). With a laminate wood floor, uPVC double glazed bay window affording views over the town to Dinas Mountain, double panelled radiator, ceiling light and 6 power points.

### **Bedroom 2**

Dimensions: 3.61m x 3.53m (11'10" x 11'7" ). With fitted carpet, uPVC double glazed window, double panelled radiator, ceiling light and 2 power points.

### **Study/Cot Room**

Dimensions: 2.36m x 2.13m (7'9" x 7'0" ). With fitted carpet, uPVC double glazed window (affording views over the Town to Dinas Mountain and beyond), radiator, ceiling light and 1 power point. A staircase from the Main Landing gives access to a:-

## **Half Landing**

Dimensions: 1.80m x 0.97m (5'11" x 3'2" ). With fitted carpet, Velux window and stair to:-

## **Second Floor**

### **Landing**

Dimensions: 1.93m x 1.83m (6'4" x 6'0" ). With fitted carpet, mains smoke detector, ceiling light, access to an Insulated Loft and door to:-

### **Bedroom 4**

Dimensions: 3.56m x 2.97m (11'8" x 9'9" ). With fitted carpet, Velux window, double panelled radiator, ceiling light and 6 power points.

### **Studio/Workroom/Bedroom 5**

Dimensions: 5.49m x 3.43m (18'0" x 11'3" ). With uPVC double glazed window (affording views over the Town to Dinas Mountain and beyond), ceiling light, 7 power points, access to undereaves storage space, pine floorboards, double panelled radiator and 7 power points.

### **Externally**

There is a wall and rail forecourt to the Property with a small Paved Patio. Directly to the rear of the Property is a concreted path with steps leading up to a raised slate chipped area with Flowering Shrubs and Roses. Beyond the slate chip area is a:-

### **Garage/Studio/Workshop**

Dimensions: 5.49m x 3.73m approx (18'0" x 12'3" approx). Of timber frame construction with rendered elevations under a box profile roof. It is currently divided into 2 Areas including a:-

#### **Pottery Workshop**

Dimensions: 3.81m x 3.73m (12'6" x 12'3"). With a pedestrian door, uPVC double glazed window, vinyl floor covering, wall shelves, 12 power points, 6 ceiling spotlight and an opening to a:-

#### **Garage Area**

Dimensions: 3.73m x 1.60m approx (12'3" x 5'3" approx). With an electrically operated metal roller door and a strip light. N.B. There is a partition wall between the Pottery Workshop and the Garage which can easily be removed to provide a Garage/Workshop 18'0" x 12'3" approx overall. Rear Vehicular and Pedestrian access over Service Lane. The approximate boundaries of 11 Penslade Terrace are coloured in red on the attached Plan to the Scale of 1/2500.

**Services**

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

**Tenure**

Freehold with Vacant Possession upon Completion.

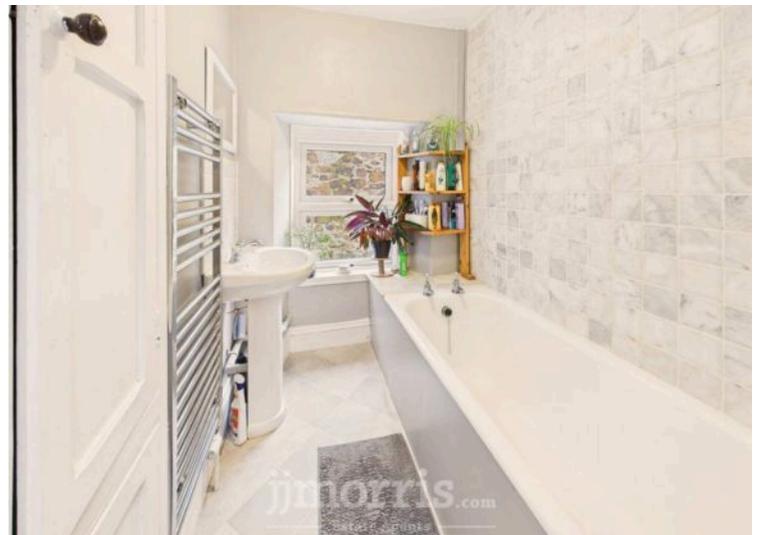
**Rights of Ways**

Vehicular and Pedestrian Access Rights of Ways exist in favour of the Property over the rear Service Lane.

**Remarks**

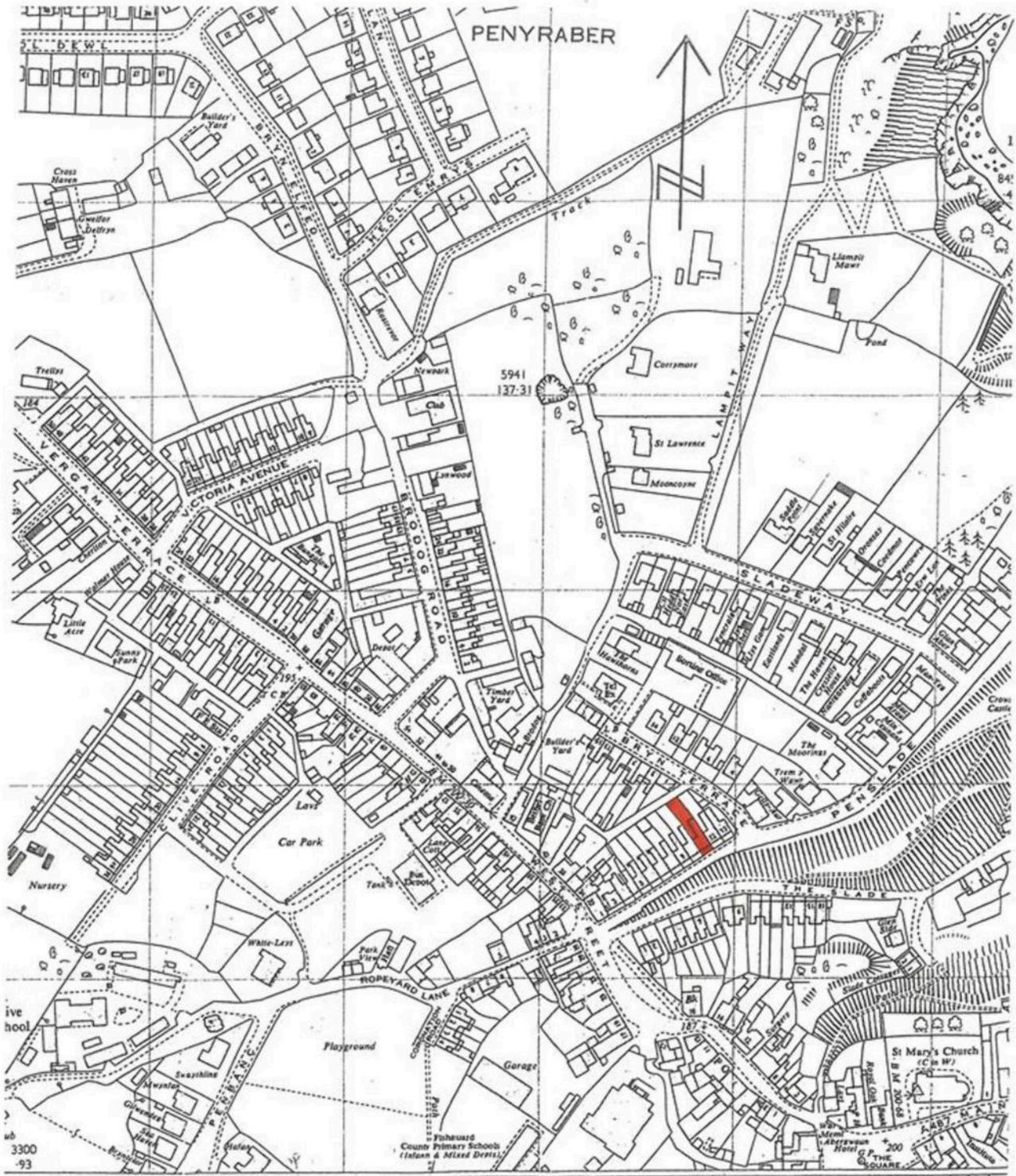
11 Penslade Terrace is a spacious 3 storey Terraced Town House which stands in a popular residential area within a short walk of the shops at West Street. The Property is in good decorative order throughout benefitting from Gas Central Heating, uPVC Double Glazing and Loft/Roof Insulation. In addition, it has a wall and rail forecourt as well as a raised Slate Chip Patio Area at the rear with Flowering Shrubs and a good sized Garage/Workshop/Studio. It is ideally suited for Family, early Retirement, Letting, Investment or Air BnB purposes and is offered 'For Sale' with a realistic Price Guide. Inspection strongly advised.







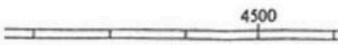




Football Ground, 954  
**ARD NORTH PH**

11 Penslade Terrace,  
 Fishguard, Pembrokeshire.

A 40 958



Scale 1/2500.



Plan for Identification Purposes Only.

House ..... BH  
 Man ..... 011

Guide Post ..... GP  
 Letter Box ..... LB

Signal Bridge ..... SB  
 Canal Post ..... SP

PARCEI. NU



**jjmorris**

**Fishguard Office:**

21 West Street, Fishguard, Pembrokeshire, SA65 9AL  
 T: 01348 873836  
 E: fishguard@jjmorris.com