



## Springfield Sladeway, Fishguard – SA65 9NY

£345,000 Freehold

- A conveniently situated Detached Bungalow requiring Renovation, Modernisation and Updating.
- Accommodation includes Sun Lounge/Garden Room, Hall, Sitting Room, Dining Room, Kitchen, 3 Bedrooms and Bathroom with ample room to extend (Subject to Planning).
- Gas Central Heating, Loft Insulation and mainly uPVC Double Glazed Windows and Doors.
- Good sized Gardens with Ornamental Stone Areas, Paved Patios and Flowering Shrubs.
- Garage 18'0" x 11'0" as well as Off Road Vehicle Parking Space.
- Available as a whole or alternatively the vendors will consider a Sale of the Property excluding the Vehicle Parking Area, Garage and Land on the western side of the Bungalow.
- Realistic Price Guide. Early inspection strongly advised.

## 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, Repair Garages, a Petrol Filling Station/Store, Art Galleries, a Cinema/Theatre, Supermarkets, a Library 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. 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 and Porthgain.

## Market Towns

The County and Market Town of Haverfordwest is within easy car driving distance and benefits from an excellent Shopping Centre together with an extensive range of amenities and facilities including Comprehensive and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Post Office, Library, Supermarkets, Petrol Filling Stations, Leisure Centre, Further Education College, The County Council Offices and a Hospital at Withybush. There are good road links from Fishguard along the Main A40 to Haverfordwest and Carmarthen and the A48 and 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. Sladeway is a popular residential area from where distant Coastal Sea Views can be enjoyed. Springfield is situated within 180 yard level walk of the Shops at West Street and is within 450 yards or so of the Town Shopping Centre

## Directions

From the Office of JJ Morris at 21 West Street, turn left and proceed in the direction of Goodwick for 100 yards or so passing the Zebra Crossing and take the turning on the right (adjacent to Theatr Gwaun) into Brodog Lane. Continue on this road for 170 yards or so and where the road bears 90° to the right into Sladeway, Springfield is the Bungalow directly facing. A 'For Sale' board is erected on site.

## Description

Springfield comprises a Detached single storey Bungalow residence of cavity concrete block and brick construction with part brick faced and mainly rendered and pebble dashed elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

### uPVC Double Glazed Entrance Door to:-

### Sun Lounge/Garden Room

18' 4" x 7' 7" (5.59m x 2.31m)

With uPVC double glazed windows and doors, terrazzo tiled floor, 2 ceiling lights, 2 power points and a glazed door to:-

### Hall

With thermoplastic tile floor, radiator, 1 power point, central hearing thermostat control and access via an aluminium Slingsby type ladder to an Insulated and part Boarded Loft with electric light.

### Sitting Room

15' 7" x 10' 7" (4.75m x 3.23m)

With a brick fireplace with hardwood surround, double panelled radiator, 2 wall lights, ceiling light, TV point, 7 power points, 2 windows (one uPVC double glazed and one secondary double glazed which afford distant Coastal Sea views) and an opening to:-

### Dining Room

10' 10" x 7' 0" (3.30m x 2.13m)

With double panelled radiator, door to Hall, telephone point, coved ceiling, secondary double glazed window, 2 power points and a serving hatch to:-

### Kitchen

11' 2" x 8' 7" (3.40m x 2.62m)

With a range of Oak fronted floor and wall cupboards, single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, gas cooker point, electric cooker box, 2 uPVC double glazed windows, circular ceiling strip light, part tile surround, Zanussi Cooker Hood, mains smoke detector, 9 power points, wall mounted fan heater, Broom/Larder Cupboard and a uPVC double glazed door with steps leading down to Rear Garden.

### Bedroom 1

12' 6" x 8' 6" (3.81m x 2.59m)

With radiator, uPVC double glazed window, coved ceiling, ceiling light and 2 power points.

**Bedroom 2**

12' 6" x 10' 9" (3.81m x 3.28m)

With double panelled radiator, uPVC double glazed window (affording a distant Sea view), coved ceiling, TV point, telephone point and 6 power points.

**Study/Bedroom 3**

9' 1" x 7' 8" (2.77m x 2.34m)

With radiator, uPVC double glazed window, coved ceiling, ceiling light and 3 power points.

**Bathroom**

With white suite of panelled Bath, Wash Hand Basin and WC, Redring Plus electric shower over bath, shower curtain and rail, wall mirror, extractor fan, ceiling light, shaver light/point and an Airing Cupboard with a lagged copper hot water cylinder and immersion heater.

**Externally**

The Property stands in good sized Gardens and Grounds which include Lawned Areas, Ornamental Stone Areas, Flowering Shrubs, a small Paved Patio, Ground Cover Plants, a Rockery, Rhododendrons, Roses, Fruit Trees including Apple, Pear and Plum etc etc. In addition there is a:-

**Single Garage**

18' 0" x 11' 0" (5.49m x 3.35m)

approx. Of corrugated iron and timber construction. There is also an:-

Adjoining the Property on the western gable end is a Lean to Store/Boiler Shed which has a Gas Central Heating Boiler (heating Domestic Hot Water and firing Central Heating). There is a concrete path surround to the Property as well as a concrete hardstanding allowing for Off Road Parking for 2/3 Vehicles and giving access to the Garage.

**N.B.**

The vendors will consider offers for the Bungalow and Gardens on the eastern side, which excludes the Land on the western gable end i.e. the Parking Area and the Garage. The boundaries of the entire Property are edged in red on the attached Plan to the Scale of 1/2500. The area of Land that is shaded yellow on the same Plan is the Land that the vendors would consider excluding from the Sale, on which there may be development potential, Subject to Planning.

**Services**

Mains Water, Electricity, Gas and Drainage are connected. Gas fired Central Heating. Mainly uPVC Double Glazed. Loft Insulation. Telephone, subject to British Telecom Regulations.

**Tenure**

Freehold with Vacant Possession upon Completion.

**Anti Money Laundering and Ability To Purchase**

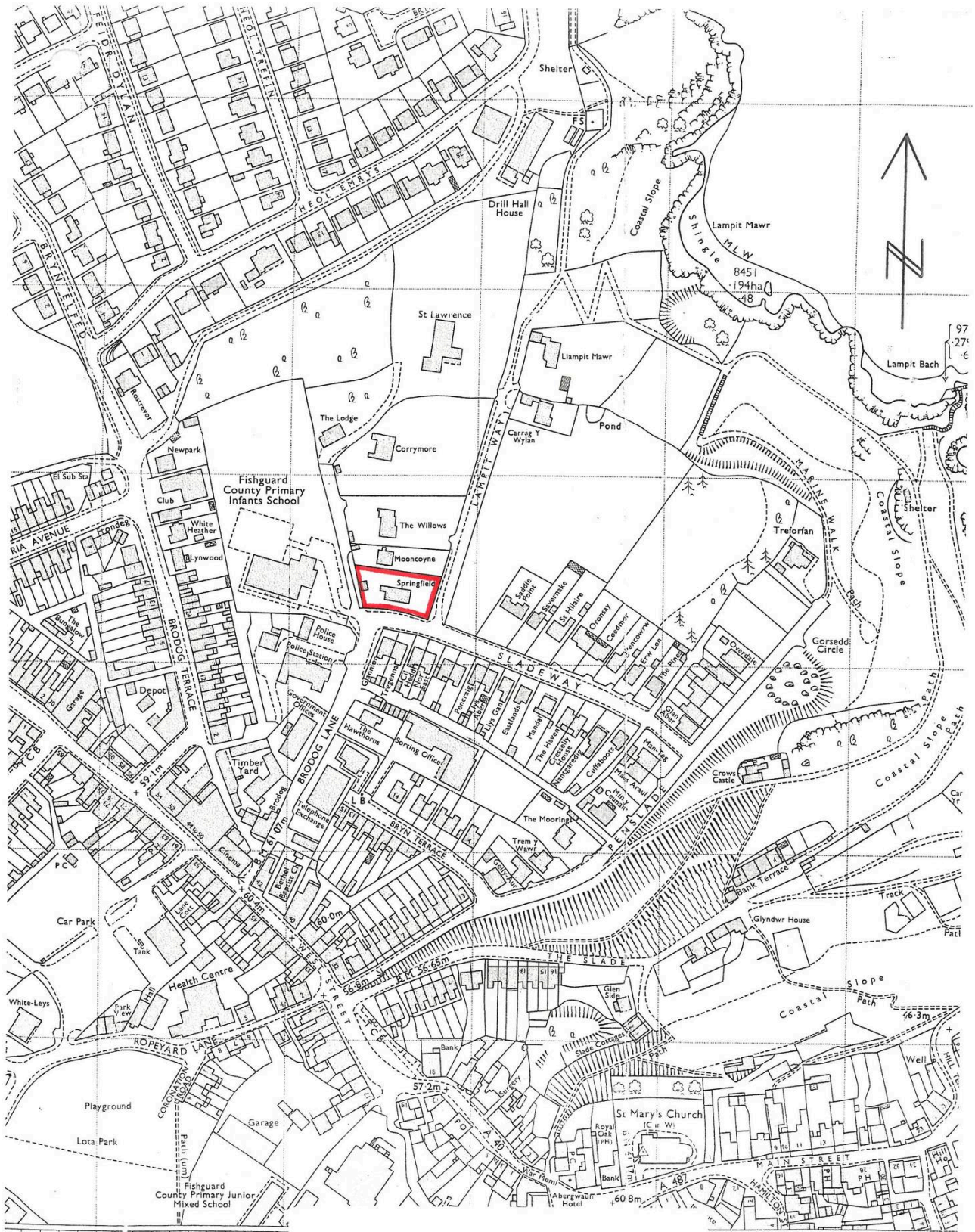
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

**Remarks**

Springfield is an attractive Detached single storey Bungalow residence which is in need of renovation, modernisation and refurbishment. It stands in one of Fishguard's most popular residential areas and is ideally suited for Family or Retirement purposes and has good sized Gardens and Grounds as well as a Garage and Off Road Vehicle Parking Space. Distant Coastal Sea views over Fishguard Bay towards Dinas Head can be enjoyed from the Bungalow. It is offered 'For Sale' with a realistic Price Guide to reflect its present day condition. N.B. The vendors would consider an offer for the Property excluding the Land on the western side of the Property (shaded yellow on the Plan) which includes the Garage and the Car Parking area. This area of Land may well have Residential Development potential, subject to any necessary Change of Use and/or Planning Consents. Early inspection is strongly advised.

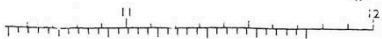






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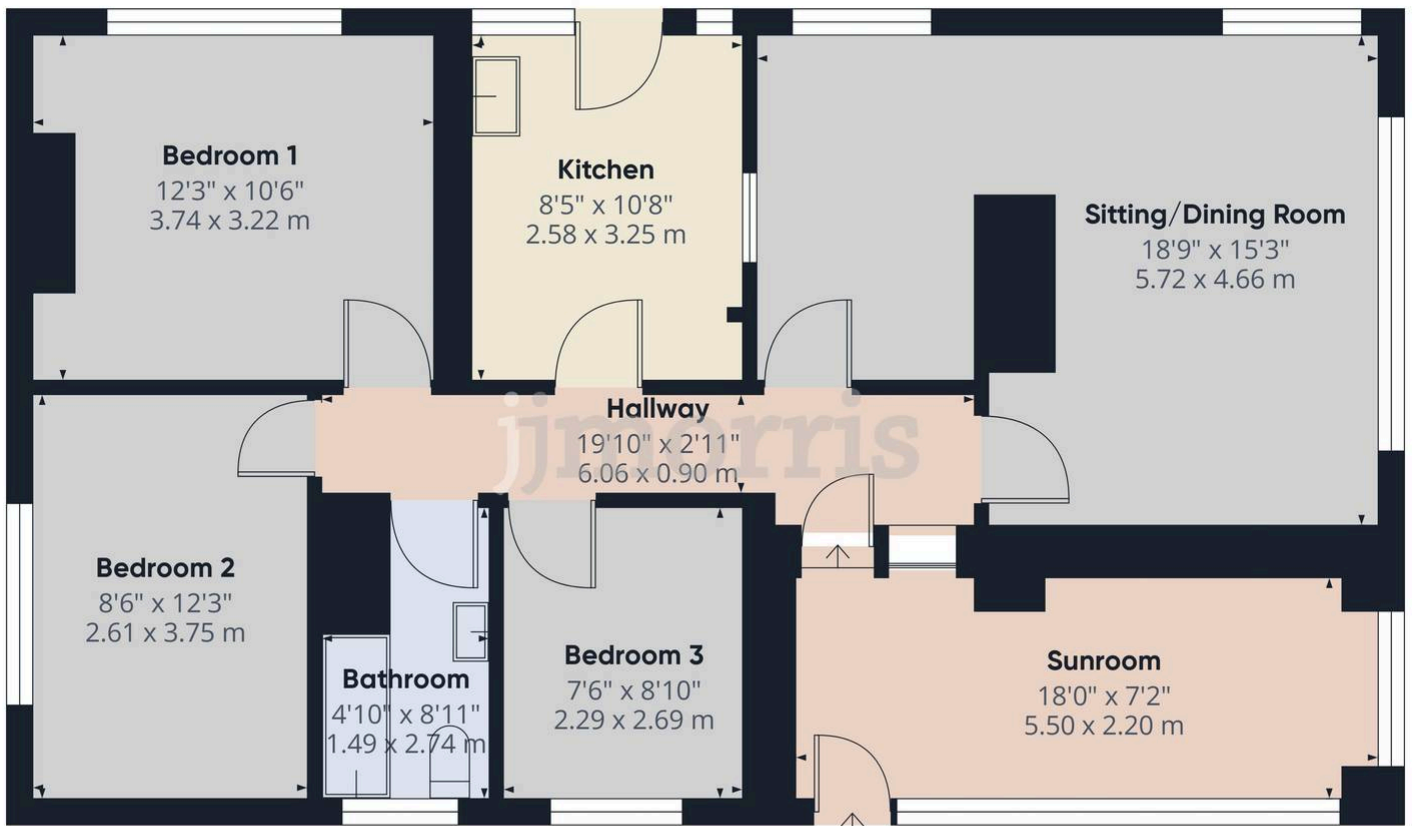


**Springfield, Sladeway, Fishguard,  
Pembrokeshire.**

Scale 1/2500.  
Plan for Identification Purposes only.

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**jjmorris**

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