



48 Heol Preseli, Fishguard – SA65 9JG

£199,950 Freehold

- An attractive, well appointed Semi Detached single storey Bungalow Residence.
- Recently modernised and refurbished to a high standard and benefitting from a Hall, Sitting Room, Dining Room, Kitchen/Breakfast, Utility, 2 Bedrooms and Shower Room accommodation.
- Small Lawned Garden to fore with Flowering Shrubs and a Resin Aggregate Hardstanding allowing for Off Road Parking for 2/3 Vehicles as well as having a Garage and a private enclosed rear Garden.
- Gas Central Heating, uPVC Double Glazing and Loft Insulation.
- Ideally suited for First Time Buyers, a Couple, Retirement or for Investment purposes.
- Early inspection strongly advised. Realistic Price Guide.

Situation

Fishguard is a popular Market Town which stands on the North Pembrokeshire Coastline 15 miles or so North of the County and Market Town of Haverfordwest.

Fishguard benefits a good Shopping Centre together with a wide range of amenities and facilities which include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafés, Takeaway's, a Post Office, Library, Art Galleries, a Cinema/Theatre, Repair Garages, a Petrol Filling Station/Store, 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. The Pembrokeshire Coastline at The Parrog, Goodwick 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, Abereiddy and Whitesands.

Market Towns

The County and Market Town of Haverfordwest is within easy car driving distance and benefits an excellent Shopping Centre together with an extensive range of amenities and facilities which include Comprehensive and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a Library, Post Office, Petrol Filling Stations, Repair Garages, Supermarkets, a Leisure Centre, The County Council Offices and a Hospital at Withybush. There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the A48 and M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK. Heol Preseli is a popular mixed Local Authority/Private Residential area which forms part of an area of the town known as Maeshyfyd. 48 Heol Preseli is situated within 500 yards or so by foot of Fishguard Town Shopping Centre and Market Square.

Directions

From office of JJ Morris at 21 West Street turn right and bear left and proceed up to Market Square. Follow the road to the right into High Street and continue on this road for 400 yards or so and take the first turning on the left into Y Gongol. Continue on this road for a short distance and follow the road to the left and proceed into Heol Preseli and follow the road around the bend and 48 Heol Preseli is a short distance further on, on the left hand side of the road. A 'For Sale' board is erected on site.

Description

48 Heol Preseli comprises a Semi Detached single storey Bungalow Residence of cavity brick and concrete block construction with whitened reformite stone, whitened roughcast and pebble dashed elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

Composite Double Glazed Door to:-

Hall

14' 11" x 6' 1" (4.55m x 1.85m)

With a laminate tile floor, radiator, ceiling light, telephone point, 1 power point, Honeywell central heating thermostat control, electricity consumer unit, Acoustic panelled wall, doors to Bedrooms, Shower Room and:-

Sitting Room

13' 0" x 12' 0" (3.96m x 3.66m)

With a laminate wood floor, uPVC double glazed window with roller blind, Woodburning Stove on a Slate hearth, fitted floor cupboards with power points, wall shelves, Acoustic panelled wall, attractive cornice, ceiling light, 2 power points and an opening leading to the:-

Dining Room

13' 0" x 8' 9" (3.96m x 2.67m)

With a laminate wood floor, 2 fitted storage cupboards/wardrobes, double panelled radiator, access to an Insulated Loft, fitted cupboard with Acoustic panelled walls and door housing a Valliant wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), 3 ceiling light, attractive cornice, power points and an opening to:-

Kitchen/Breakfast Room

12' 0" x 12' 0" (3.66m x 3.66m)

With a fitted range of floor cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, Montpelier freestanding 5 ring Cooker Range with Oven and Grill, ceiling light, attractive cornice, uPVC double glazed window with roller blind, built in Beko dishwasher, uPVC double glazed patio door to rear Garden, a vertical radiator, 4 power points, cooker box, Breakfast Bar, appliance points and door to:-

Utility Room

12' 2" x 5' 0" (3.71m x 1.52m)

With a laminate wood floor, ceiling light, fitted floor cupboards, plumbing for automatic washing machine, tumble dryer vent, double panelled radiator, uPVC double glazed window, Aquaboard clad walls and ceiling and 4 power points.

Bedroom 1 (front)

12' 2" x 10' 0" (3.71m x 3.05m)

With fitted carpet, fitted wardrobes and wall cupboards, uPVC double glazed window with roller blind, double panelled radiator, ceiling light and 3 power points.

Bedroom 2 (rear)

10' 0" x 9' 0" (3.05m x 2.74m)

(maximum) With fitted carpet, uPVC double glazed window (overlooking rear Garden) with roller blind, double panelled radiator, ceiling light and power points.

Shower Room

7' 0" x 5' 9" (2.13m x 1.75m)

With a laminate wood floor, uPVC double glazed window with roller blind, Aquaboard walls, white suite of WC, Wash Hand Basin in a vanity surround and a Glazed and Aquaboard Shower Cubicle with a Thermostatic Shower, 3 ceiling spotlight, heated towel rail/radiator, toilet roll holder and a towel rail.

Externally

Directly to the Fore of the Property is a small Lawned Garden with Flower Beds and Flowering Shrubs and adjacent is a Resin Aggregate Hardstanding which allows for Off Road Parking for 2/3 Vehicles and gives access to a:-

Single Garage

18' 0" x 9' 0" (5.49m x 2.74m)

(approx.) Of concrete section construction with a corrugated cement fibre roof. It has a metal up and over door, a pedestrian door and a window. There is a concrete path to the side of the Property which gives access to a private enclosed rear Garden which has an Astroturf Lawn, a raised Flower Bed and a Composite and Timber Decked Patio. 3 Outside Electric Lights (1 sensor light) and an Outside Water Tap. The boundaries of the Property are edged 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 Glazed Windows and rear Door. Composite Double Glazed Front Entrance Door. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

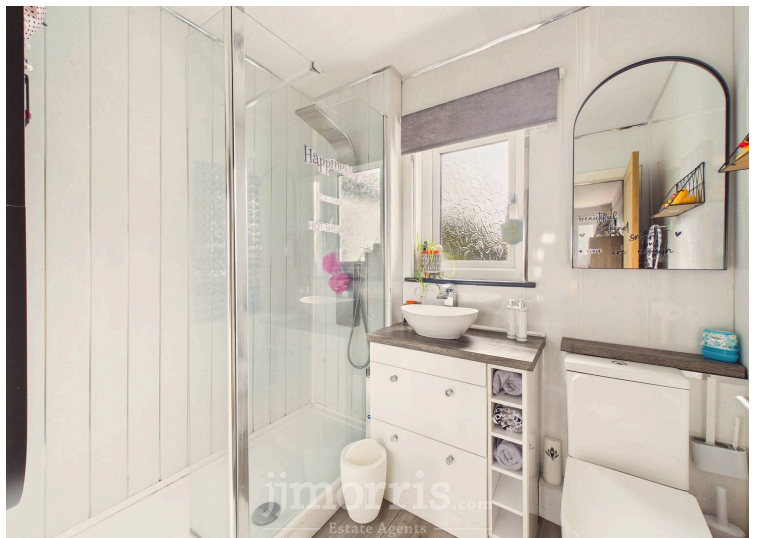
Anti Money Laundering and Ability to Purchase

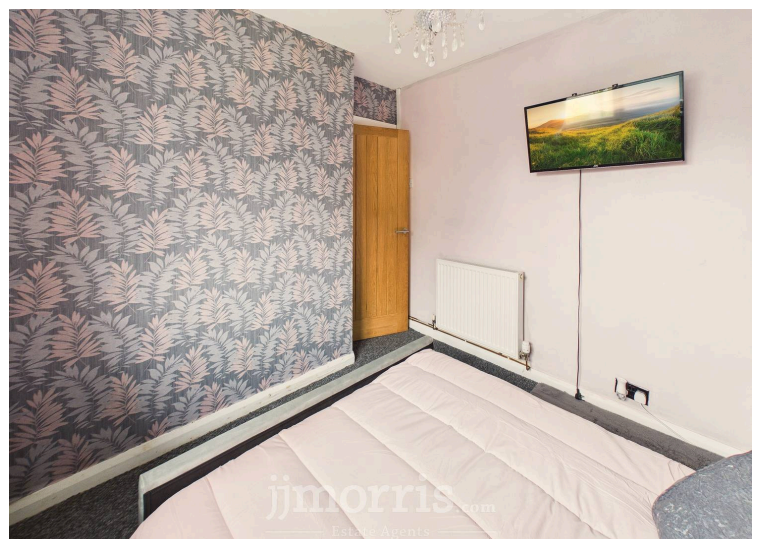
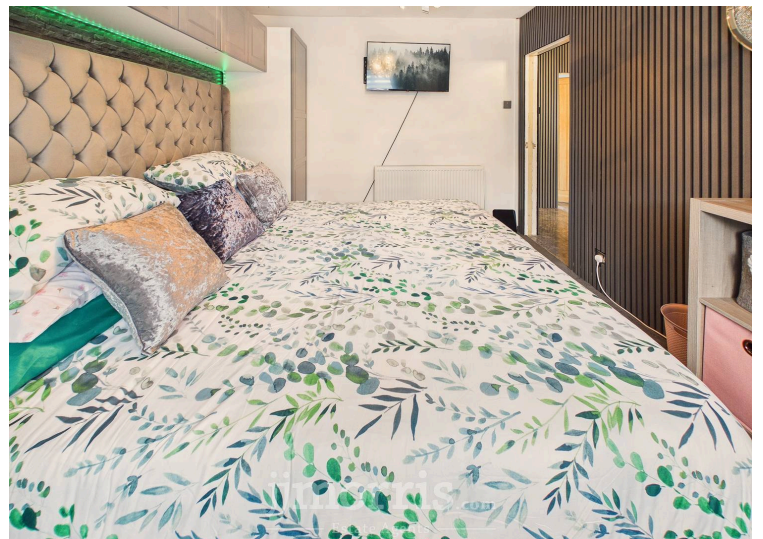
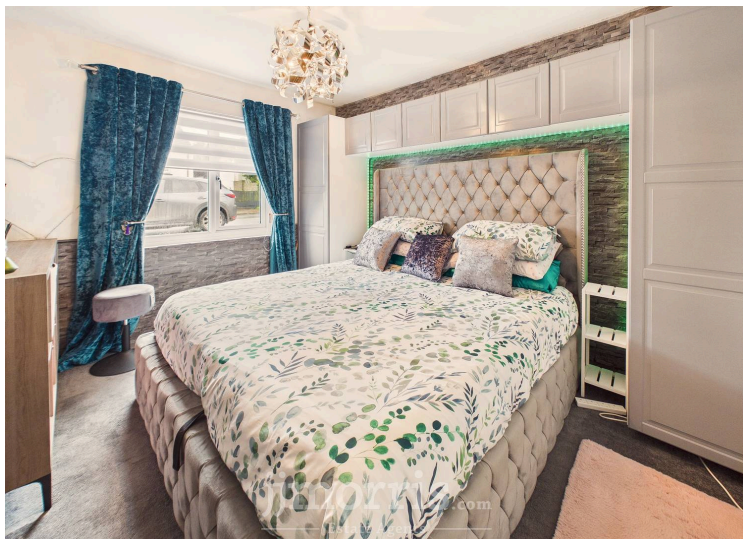
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, 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.

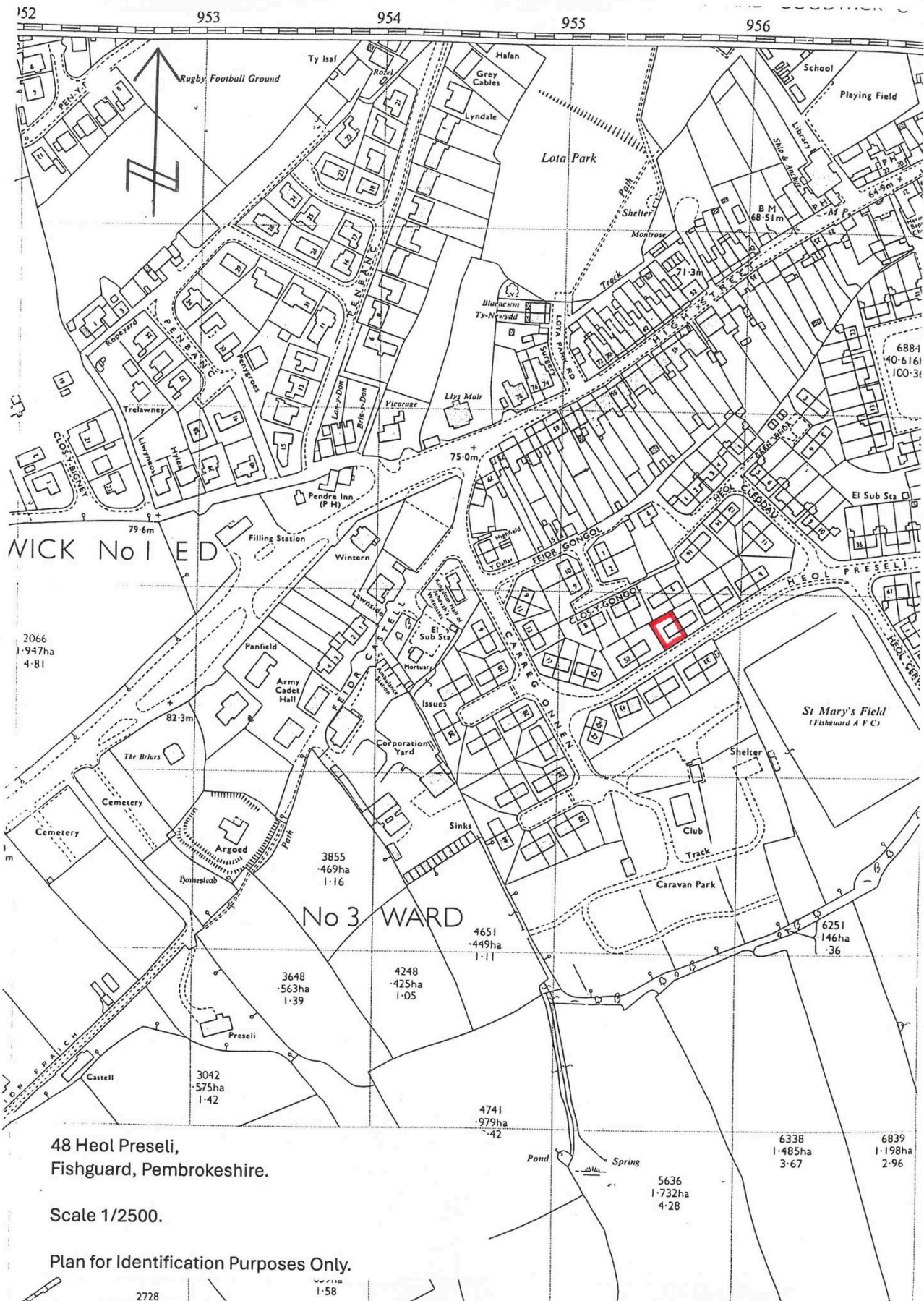
Remarks

48 Heol Preseli is a comfortable, well appointed Semi Detached single storey Bungalow Residence which stands in a popular residential area and within easy walking distance of the Town Centre and the amenities. The Property is in first class decorative order throughout benefiting from Gas Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has easily maintained front and rear Gardens together with a Garage and a Resin Aggregate Hardstanding at the fore allowing for Off Road Parking for 2/3 Vehicles. It is ideally suited for a Couple, Small Family, Retirement, First Time Buyers or for Investment purposes and is offered "For Sale" with a realistic asking Price Guide. Internal inspection essential to appreciate the qualities of the Property.









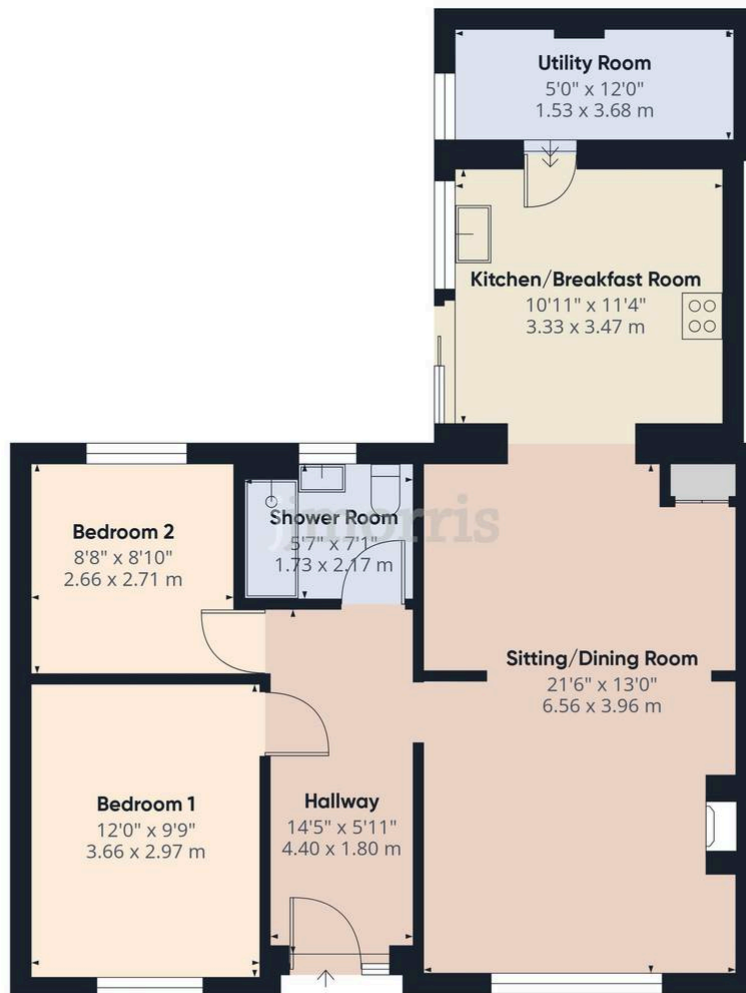
48 Heol Preseli,
Fishguard, Pembrokeshire.

Scale 1/2500.

Plan for Identification Purposes Only.

2728

1.58



jjmorris

Fishguard Office:

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