



15 Parc Loktudi, Fishguard – SA65 9AF

£220,000 Freehold

- A well appointed Semi Detached single storey Bungalow residence.
- Comfortable Hall, Sitting Room, Conservatory, Kitchen, 2 Bedrooms and Wet/Shower Room accommodation.
- Gas Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation.
- Easily maintained Gardens including Paved Patios, Raised Beds and Flowering Shrubs.
- Off Road Parking for 1/2 Vehicles at the fore.
- Private location on the edge of town with south facing rural views.
- Ideally suited for a Single Person, Couple, 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 including Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Post Office, Library, 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. The Pembrokeshire Coastline at The Parrog, Goodwick is within a mile or so and also close by are numerous other sandy beaches and coves including Pwllgwaelod, Cwm-yr-Eglwys, Newport Sands, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

MARKET TOWNS

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including 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. Park Loktudi is a medium sized Residential Estate which is situated on the south western fringes of the Town. 15 Parc Loktudi stands within a 600 yard walk of Fishguard Town Shopping Centre and Market Square.

DIRECTIONS

From the Offices of Messrs J. J. 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 passing The Pendre Petrol Filling Station and a 100 yards or so further on, turn right into Parc Loktudi. Proceed on this road for 70 yards or so and follow the road to the left. Continue on this road for a further 40 yards and take the first turning on the left. Proceed to the end of the cul de sac and turn right and 15 Parc Loktudi is the Bungalow facing on the left.

DESCRIPTION

15 Parc Loktudi comprises a Semi Detached single storey Bungalow residence of cavity concrete block construction with rendered and coloured elevations under a pitched Redland Cambrian composition slate roof. Accommodation is as follows:-

Portico/Wall Canopy

With a uPVC double glazed Entrance door to:-

Hall

With fitted carpet, coved ceiling, 2 ceiling lights, radiator, mains smoke detector, Honeywell central heating thermostat control, 2 power points, built in Cloaks Cupboard with shelves and electricity consumer unit and access via an aluminium Slingsby type ladder to an Insulated Loft with electric light.

Sitting Room

13' 3" x 10' 4" (4.04m x 3.15m)

(approx.) With fitted carpet, uPVC double glazed window, coved ceiling, ceiling light, double panelled radiator, 2 telephone points, 10 power points and a uPVC double glazed door to:-

Conservatory

12' 6" x 9' 6" (3.81m x 2.90m)

(being uPVC double glazed). With vinyl floor covering, windows with vertical blinds, wall light, TV point, 6 power points and a uPVC double glazed French doors to rear garden.

Kitchen

12' 2" x 9' 9" (3.71m x 2.97m)

With vinyl floor covering, range of light Oak effect fitted floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, uPVC double glazed window and venetian blinds, 2 no 4 ceiling spotlights, TV point, cooker box, 8 power points, built in Lamona electric Double Oven and Grill, Zanussi 4 ring Ceramic Hob, Cooker Hood (externally vented), built in Refrigerator, plumbing for automatic washing machine, coved ceiling, appliance points, part tile surround, concealed worktop lighting, double panelled radiator, Vaillant wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating) and a uPVC double glazed door to rear Patio Garden.

Bedroom 1 (Front)

11' 5" x 9' 10" (3.48m x 3.00m)

With fitted carpet, radiator, uPVC double glazed window, coved ceiling, ceiling light, 2 telephone points, TV point and 6 power points.

Bedroom 2 (Rear)

13' 6" x 9' 9" (4.12m x 2.97m)

(maximum) With fitted carpet, coved, ceiling, ceiling light, radiator, uPVC double glazed window, telephone point, TV point and 6 power points. 13'6" x 9'9"

(maximum) With fitted carpet, coved, ceiling, ceiling light, radiator, uPVC double glazed window, telephone point, TV point and 6 power points.

Wet Room

5' 7" x 6' 3" (1.70m x 1.91m)

With non slip vinyl floor covering, white suite of Wash Hand Basin and WC, Mira Advance electric shower, low level glazed shower doors, shower curtain and rail, heated towel rail/radiator, mirror fronted medicine cabinet, shaver light/point, Manrose extractor fan, coved ceiling, ceiling light and toilet roll holder.

Externally

Directly to the fore of the Property is a Block Pavior hardstanding which allows for Off Road Vehicle Parking Space together with small ornamental stone areas with flowering shrubs. A paved path surround gives access to a small paved patio with raised beds and planters bounded by railway sleepers with flowering shrubs and roses. To the rear of the Property is a paved patio area. There is also a Timber Garden Shed 8'0" x 6'0" with electric light and 2 power points. 2 Outside Electric Lights and an Outside Water Tap. The boundaries of the Property are edged in red on the attached Plan to the Scale of 1/1250.

Services

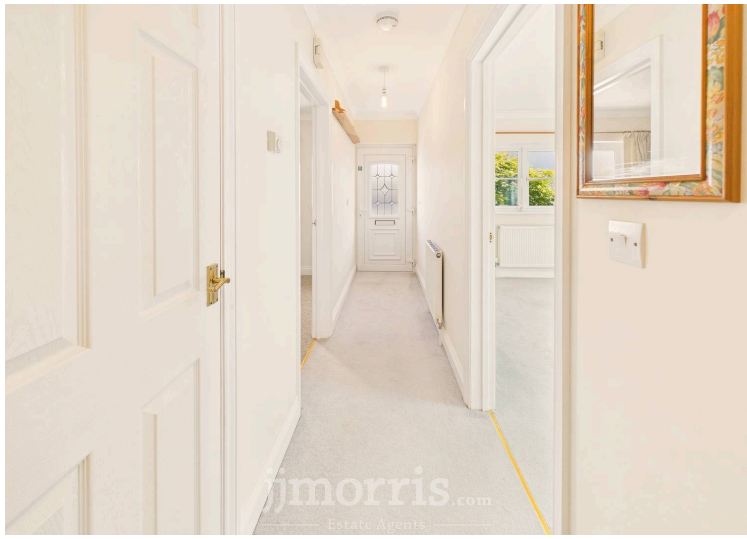
Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazed Window and Doors. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

15 Parc Loktudi is an attractive Semi Detached single storey Bungalow Residence which stands on this popular medium sized Residential Estate on the edge of the Market Town of Fishguard. The Property is in excellent decorative order throughout and benefits from Gas Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation. It also has an Off Road Vehicle Parking at the fore together with reasonable sized easily maintained Gardens with Paved Patios and Ornamental Stone areas, Raised Beds, Roses and Flowering Shrubs. It is ideally suited for a Single Person, Couple, Retirement or for Investment purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised



jjmorris.com
Estate Agents

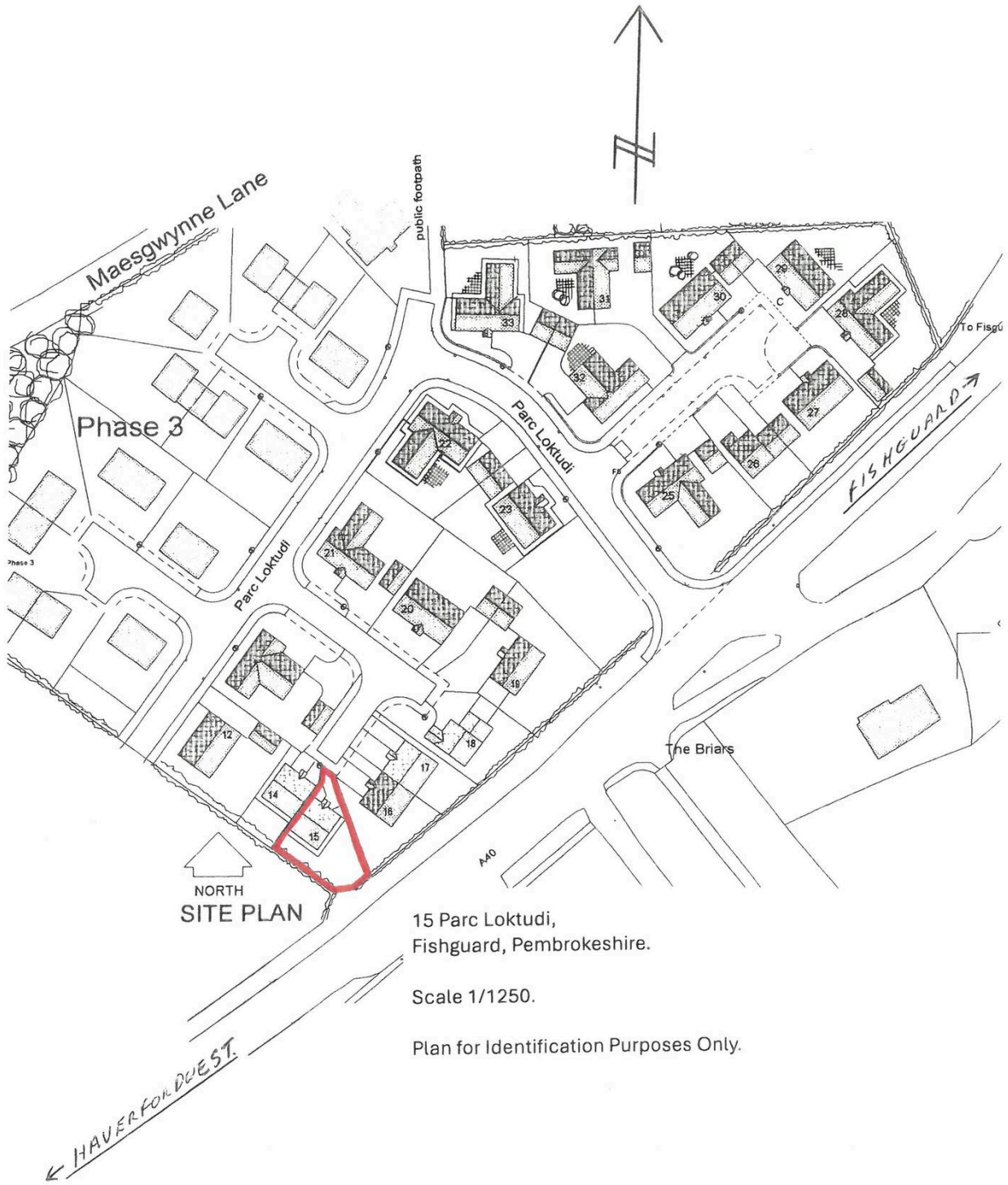
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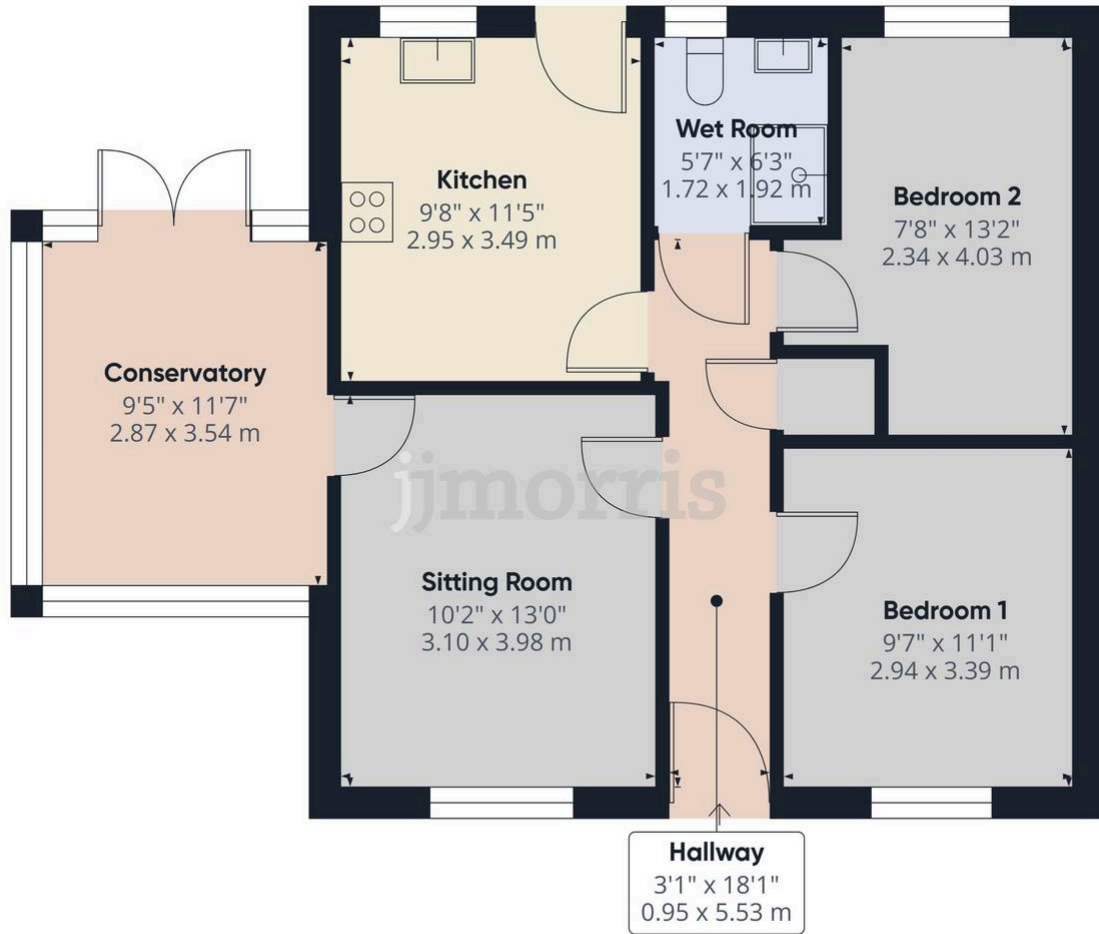
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