



**jjmorris.com**



## 7 Tlysfan, Fishguard – SA65 9HS

£110,000 Freehold

- A compact and well appointed Semi Detached/Linked 2 storey Dwelling House.
- Comfortable Open Plan Living Room/Kitchen, 1 Bedroom and Shower Room accommodation.
- Gas Central Heating. uPVC Double Glazing. Wall and Roof Insulation.
- Rear Paved Patio together with a small Lawned area and an elevated Lawned Garden with Young Shrubs, a Privet Hedge and a Concrete/Tarmacadamed Hardstanding for Vehicle Parking.
- Ideally suited for a Single Person, First Time Buyer, a Couple or for Investment purposes.
- EPC Rating "C". Council Tax Band "B".

### Contact Fishguard Office



21 West Street, Fishguard,  
Pembrokeshire SA65 9AL



01348 873836



fishguard@jjmorris.com

## SITUATION

Tlysfan is a small residential estate which is situated in an area of Fishguard known as Penwallis. 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, Art Galleries, 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. Tlysfan is a small Residential Estate which is situated off Penwallis and is within 450 yards or so of Fishguard Town Shopping Centre and Market Square.

## 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 Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, The County Council Offices and a Hospital at Withybush.

## PEMBROKESHIRE COASTLINE

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, Porthgain Traeth Llyfn, Abereiddy and Whitesands Bay.

## ROAD AND RAIL LINKS

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 Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

## DIRECTIONS

From the Offices of J. J. Morris at 21 West Street, turn right and bear left and proceed up to Market Square. Take the first exit on the left into Main Street and continue on this road for 80 yards or so and take the first turning on the right into Hamilton Street.

Continue on this road for a 100 yards or so ignoring the turning on the right into Heol Preseli and some 150 yards or so further on, take the first turning on the right into Tlysfan. Proceed into the Estate and follow the road to the left and 7 Tlysfan is situated on the left hand side of the road. A "For Sale" Board is erected site.

## WHAT3WORDS

///pylon.curious.airfields

## DESCRIPTION

7 Tlysfan comprises a Semi Detached/Linked 2 storey Dwelling House of a Timber Frame construction with brick faced elevations under a pitched concrete tile roof. Accommodation is as follows:-

### uPVC Double Glazed Entrance Door to:-

### Open Plan Living Room/Kitchen

16' 0" x 13' 8" (4.88m x 4.17m)

With a cushion vinyl floor, 3 uPVC double glazed windows, 2 ceiling lights, Mains Smoke Detector, electricity consumer unit, coal hooks, double panelled radiator, range of floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, built in Fridge/Freezer, plumbing for automatic washing machine, Lamona 2 ring Cooker Hob, Cooker Hood, towel rail, part tiled surround, cooker box, 9 power points and a spiral staircase to:-

### First Floor

#### Landing

4' 9" x 3' 0" (1.45m x 0.91m)

With fitted carpet, ceiling light, smoke detector (not tested), 1 power point, Airing Cupboard with Oak door, radiator and shelves and Oak doors to Bedroom 1 and:-

#### Shower Room

7' 4" x 6' 0" (2.24m x 1.83m)

With ceramic tile floor, fully tiled walls, white suite of WC, Wash Hand Basin in a vanity surround and a Glazed and Tiled Shower Cubicle with a Mira Go Electric Shower, uPVC double glazed window, ceiling light, illuminated wall mirror and a Chrome heated towel rail/radiator.

**Bedroom 1**

13' 9" x 8' 3" (4.19m x 2.52m)

With fitted carpet, uPVC double glazed window, double panelled radiator, ceiling light, 3 power points and access to an Insulated Loft.

**Externally**

Adjoining the Property and adjacent to the front Entrance Door is a:-

**Store/Boiler Shed**

Which has a Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), a Gas Meter and 1 power point. There is a Paved Patio to the rear together with a small Lawned area and an elevated Lawned Garden with a Privet Hedge and Flowering Shrubs. Outside Water Tap. In addition, there is a Concrete and Tarmaced Hardstanding area which allows for Off Road Parking for 1/2 Vehicles. The boundaries of the Property are edged in red on the attached copy of The Land Registry Title Plan (WA797569) which is reduced and Not to Scale.

**SERVICES**

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating, uPVC Double Glazed Windows and Door. Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband available.

**TENURE**

Freehold with Vacant Possession upon Completion.

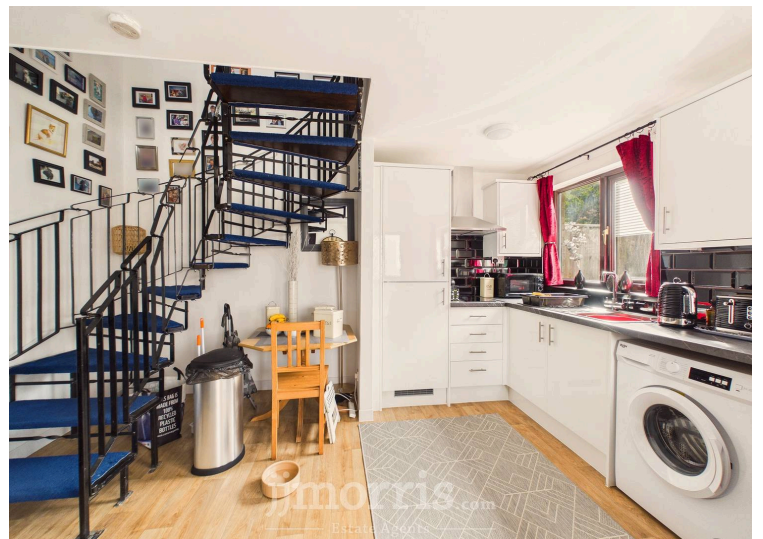
**ANTI MONEY LAUNDERING AND ABILITY TO PURCHASE**

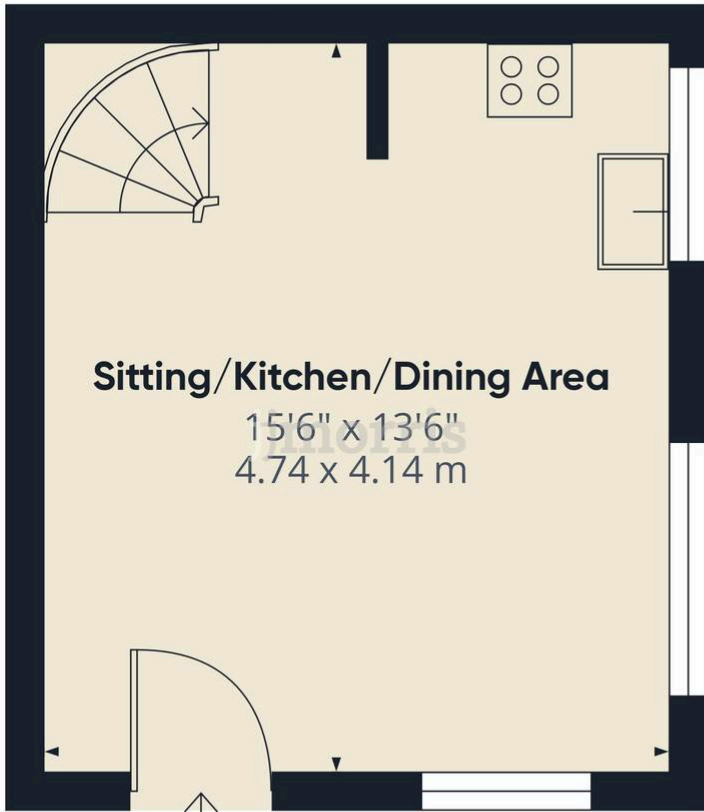
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle,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

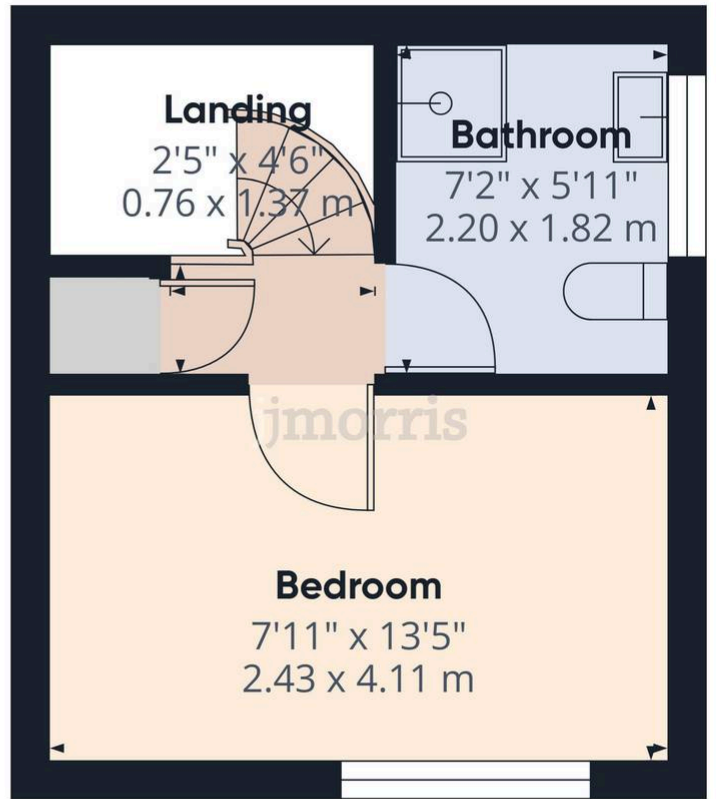
7 Tlysfan is a comfortable, compact 2 storey Semi Detached/Linked Dwelling House which stands in a convenient location in this popular Market Town and being ideally suited for a Single Person, a Couple, Retirement or for Letting. The Property is in good decorative order throughout and has recently had a newly installed fitted Kitchen and Shower Room. In addition, it has a Paved Patio, a small Lawned area, an elevated Lawn with Flowering Shrubs and Off Road Parking for 1/2 Vehicles. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.







Floor 0



Floor 1



<p><b>Cardigan</b></p> <p>☎</p> <p>01239 612343</p>	<p><b>Fishguard</b></p> <p>☎</p> <p>01348 873836</p>	<p><b>Haverfordwest</b></p> <p>☎</p> <p>01437 760440</p>	<p><b>Narberth</b></p> <p>☎</p> <p>01834 860260</p>
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