



High Moorings, Penslade, Fishguard, Pembrokeshire, SA65 9PB

Price Guide £595,000

- * A spacious Detached 1930's 2 storey Private Residence which stands in one of Fishguard's most popular Residential areas from where distant Sea views and Rural views to Dinas Mountain can be enjoyed.
- * Spacious 3 Reception, Kitchen/Breakfast, Utility, 4 Bedrooms and 2 Bath/Shower Room accommodation.
 - * Gas Central Heating, mainly UPVC Double Glazed and both Cavity Wall and Loft Insulation.
 - * Garage and an adjoining Covered Car Port as well as ample Vehicle Parking and Turning Space.
- * Established Gardens & Grounds with Lawns, Flowering Shrubs, Rhododendrons, Camellias and Mature Trees.
- * Ideal for Family or Retirement purposes. 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.

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.

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 Post Office, Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, Further Education College, The County Council Offices and The County Hospital at Withybush.

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. High Moorings stands within a 100 yards or so of West Street and is within 250 yards of Fishguard Town Shopping Centre and Market Square.

DIRECTIONS

By Foot from the Offices of Messrs J. J. Morris, turn left and some 50 yards or so further on, take the second turning on the right into Penslade. Continue on this road for a 100 yards or so and High Moorings is situated on the left, a short distance beyond the turning on the left into Bryn Road.

Alternatively by Car from the Offices of Messrs J. J. Morris turn left and continue in the direction of Goodwick for 150

yards or so and take the first turning on the right just past the Zebra Crossing into Brodog Lane. Proceed on this road for a 100 yards or so and follow the road to the right into Sladeway. Continue on this road for in excess of 100 yards and follow the road to the right into Penslade and High Moorings is some 30 yards or so further on, on the right hand side of the road.

DESCRIPTION

High Moorings comprises a Detached 2 storey Dwelling House of cavity brick construction with rendered and coloured roughcast elevations under a pitched composition slate roof. Accommodation is as follows:-

Half Glazed Door to:-

Porch



With quarry tile floor and a half glazed stained glass door to:-

Reception Hall



20'0" x 6'5" (6.10m x 1.96m)

(Split level). With a part mosaic floor and a mainly carpeted tiled floor, Valliant Central Heating Thermostat Control, attractive cornice, picture rail, telephone point, power points, double panelled radiator, staircase to First Floor, opening to Rear Hall and doors to Dining Room and:-

Sitting Room



15'6" x 14'0" (4.72m x 4.27m)

(maximum measurement to include bay). With a uPVC (stained glass) bay window, fireplace housing a Morso Multifuel Stove on a Slate hearth, attractive cornice, picture rail, ample power points, TV aerial cable and a half glazed door to:-

Conservatory



14'3" x 10'0" (4.34m x 3.05m)

With uPVC double glazed windows, uPVC double glazed French Doors to rear Garden, Velux window, 4 power points, cold water tap and a half glazed door to Utility Room

Dining Room



15'0" x 14'0" (4.57m x 4.27m)

(maximum measurement to include bay). With a Slate effect ceramic tile floor, uPVC (stained glass) window, double panelled radiator, picture rail, attractive cornice, ceiling light, TV point, power points and opening to:-

Kitchen/Breakfast Room



21'3" x 12'6" (6.48m x 3.81m)

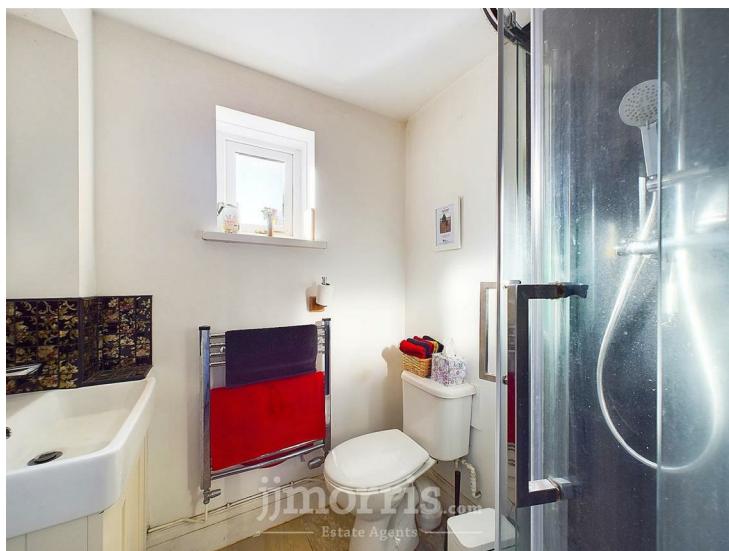
(overall). With a Slate effect ceramic tile floor, range of fitted floor and wall cupboards with a composite worktop, single drainer Porcelain sink unit with mixer tap, concealed worktop lighting, built in eye level Smeg Electric Oven/Microwave/Grill, Cooker Hood, Bosch 4 ring Ceramic Hob, uPVC double glazed window overlooking rear Garden, uPVC double glazed French Doors to rear Garden, double panelled radiator and a vertical designer radiator, 17 power points, 2 ceiling lights, 2 wall spotlights, access to an Insulated Loft, Stable Door to Car Port and door to:-

Rear Hall

14'6" x 3'0" (4.42m x 0.91m)

With quarry tile floor, uPVC double glazed window, uPVC double glazed door to rear Garden, cold slab, wall light, Understairs Cupboard with wall light and wall shelves and doors to Utility Room and:-

Shower Room



6'0" x 5'6" (1.83m x 1.68m)

With a Slate effect ceramic tile floor, white suite of WC, Wash Hand Basin in a vanity surround and a Quadrant Glazed and Aquaboard clad Shower Cubicle with a Thermostatic Shower, ceiling light, tiled splashback, Chrome heated towel rail/radiator and a toilet roll holder.

Utility Room



13'10" x 7'10" (4.22m x 2.39m)

With quarry tiled floor, ceiling light, inset Franke stainless steel sink unit with mixer tap and a composite splashback, plumbing for washing machine, tumble drier vent, range of floor and wall cupboards with composite worktops, half glazed door to Conservatory, alcove with cupboard and shelves, radiator and 8 power points.

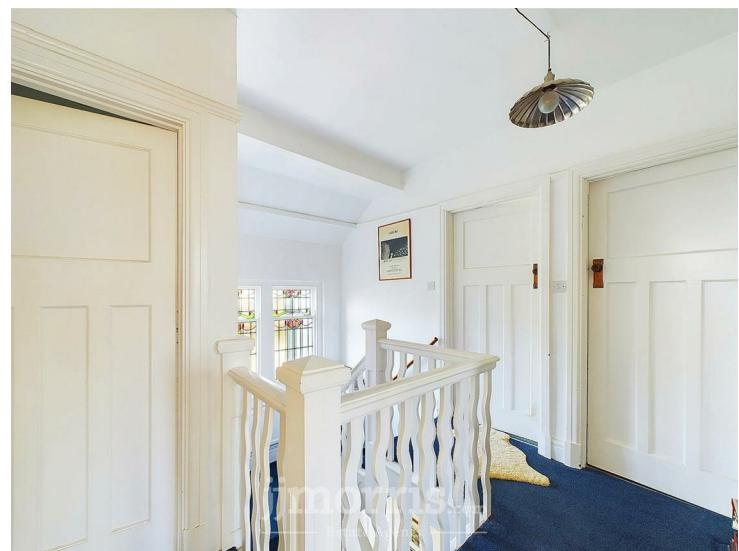
A staircase from the Hall gives access to a:-

Three Quarter Landing

6'5" x 3'6" (1.96m x 1.07m)

With fitted carpet, radiator, stained glass sash window to rear and a short flight of stairs to:-

Landing



10'6" x 7'3" (3.20m x 2.21m)

("U" shaped maximum). With fitted carpet, ceiling light, Mains Smoke Detector, telephone point and access to an Insulated Loft.

Bedroom 1



16'0" x 14'0" (4.88m x 4.27m)

(maximum measurement to include bay). With picture rail, uPVC double glazed (stained glass) bay window (affording Sea views and Rural views to Dinas Mountain), 2 double panelled radiators, TV aerial cable, 9 power points, ceiling light and plumbing for a Wash Hand Basin.

First Floor

Bathroom



10'5" x 7'9" (3.18m x 2.36m)

With vinyl floor covering, Chrome heated towel rail/radiator, ceiling light, champagne suite of WC, panelled Bath and Wash Hand Basin, uPVC double glazed window, half tiled walls, extractor fan, ceiling light, wall spotlight, wall mirror and an Airing Cupboard with shelves housing a Valliant wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

Separate WC



5'9" x 3'3" (1.75m x 0.99m)

With vinyl floor covering, uPVC double glazed window, white suite of Wash Hand Basin and WC, tiled splashback, toilet roll holder and ceiling light.

Bedroom 4



10'1" x 7'7" (3.07m x 2.31m)

With fitted carpet, double panelled radiator, uPVC double glazed (stained glass) window (affording Sea and Rural views), picture rail, ceiling light and power points.

Bedroom 2

14'1" x 13'9" (4.29m x 4.19m)

(maximum). With fitted carpet, uPVC double glazed (stained glass) window affording Sea and Rural views, double panelled radiator, picture rail, ceiling light, Wash Hand Basin, tiled splashback, glass shelf, wall mirror, shaver light/point and power points.

Bedroom 3 (rear)



14'0" x 12'4" (4.27m x 3.76m)

With fitted carpet, Wash Hand Basin, 2 uPVC double glazed windows, tiled fireplace, shaver light/point, glass shelf, towel rail, picture rail, ceiling light and power points.

Adjoining the Property is a:-

Covered Car Port/Garage



22'0" x 11'6" (6.71m x 3.51m)

With an electrically operated metal up and over door, pedestrian doors to front and rear Gardens, strip light, power points, wall shelves and door to:-

Tool Shed

10'6" x 5'0" (3.20m x 1.52m)

Of brick construction with a composition Slate roof. It has an electric light, 2 power points and a pedestrian door to:-

Garage

18'0" x 10'2" (5.49m x 3.10m)

Of brick and stone construction with a pitched composition slate roof. It has a metal roller door with insulation in the recess on the inside, a strip light, electricity consumer unit and 2 power points.

Externally



The Property stands in large established Gardens and Grounds which has a hardcore hardstanding area to the fore allowing for ample Vehicle Parking and Turning Space. There is a Lawned Garden to the fore of the Property with Flowering Shrubs which is bounded by a rendered and railed wall at the fore as well as having the benefit of a pillared and double gated access leading into the Car

Parking area and the Garages. There is a concrete path surround to the Property and to the rear is a large Lawned Garden with Flowering Shrubs, Rhododendrons, Camellias, Mature Trees, Fir Trees, Crab Apple Tree etc etc. In addition, there is a Slate Paved Patio as well as a Concrete Path which gives access to a:-

Summer House



20'0" x 10'0" (6.10m x 3.05m)

Of timber construction with double glazed windows and doors under a rubberoid roof. It has a laminated Oak floor as well as power points..

4 Outside Electric Lights (2 Sensor Lights).

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. Mainly uPVC Double Glazed. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

High Moorings is a spacious Detached 2 storey Dwelling House which stands in one of Fishguard's most popular residential areas from where Rural views to Dinas Mountain as well as Sea views towards Dinas Head can be enjoyed. The Property is in good decorative order benefiting from Gas Central Heating, Cavity Wall and Loft Insulation and is in the main, uPVC Double Glazed. It has many attractive Character features including attractive plasterwork, picture rails, 2 Woodburning Stoves, Slate effect ceramic tiled floors and uPVC (stained glass) double glazed windows and doors. In addition, it has a Garage as well as a covered Car Port together with ample Vehicle Parking and Turning Space. It stands in large established Gardens and Grounds which are laid mainly to Lawns

together with Flowering Shrubs, Rhododendrons, Camellias, Mature Trees, Firs, Crab Apple Trees and Patio areas. In addition, there is a 20'0" x 10'0" Summer House. The Property is ideally suited for Family or Retirement purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.

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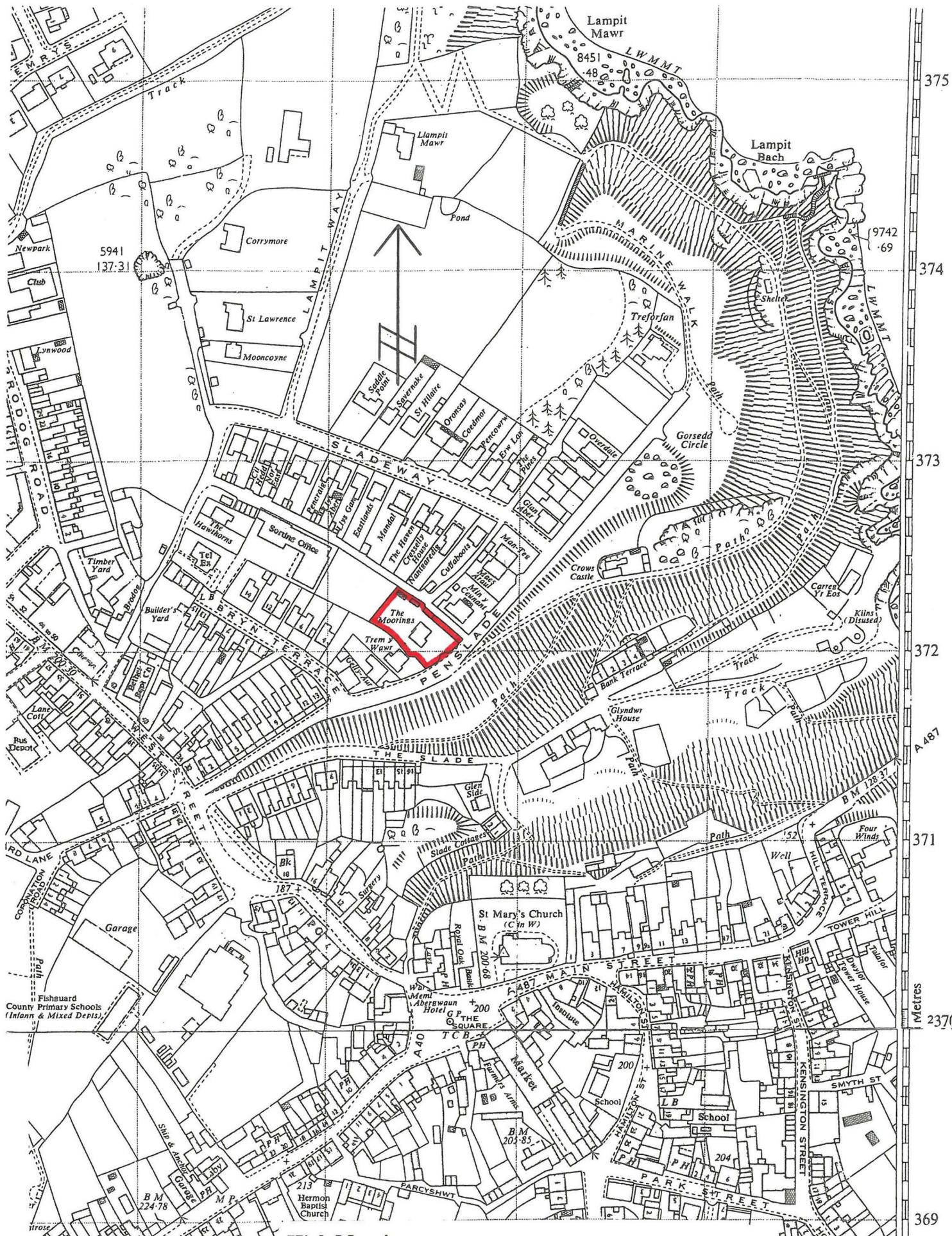
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Metres
237000

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B431



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Scale 1/2500
Plan for Identification Purposes Only.

Floor Plan



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			62
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - G