

Plot 42 Parc Laktudi, Fishguard, Pembrokeshire, SA65 9AF

Price Guide £295,000

- *A Detached single storey Bungalow Residence.
- *1 Reception, 3 Bedrooms and 2 Bath/Shower Room accommodation.
- *uPVC Double Glazed. Gas Central Heating. Cavity Wall, Floor and Loft Insulation.
- *Reasonable sized, easily maintained Garden and Off Road Parking for 2 Vehicles.
- *Ideally suited for Family, Retirement, Investment or Holiday 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 which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, 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.

The Pembrokeshire Coastline at the Parrog is within a mile or so of the Property and also within easy reach are the other well known sandy beaches and coves at Pwllgwaelod, Cwm-yr-Eglwys, Newport Sands, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

The County and Market Town of Haverfordwest is within a short drive and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybush. Parc Loktudi is a medium sized Residential Estate which is situated on the edge of the Market Town of Fishguard.

Parc Loktudi stands within a 550 yard walk of the Fishguard Town Shopping Centre and Market Square.

Directions

From the Office of Messrs J J Morris turn right and proceed up the one way system to Market Square and follow the road to the right in to High street. Continue on this road for 550 yards or so, passing the Pendre Petrol Filling station and a 100 yards or so further on take the first turning on the right into Parc Loktudi. Continue on this road and follow the road for 70 yards or so and follow the road to the left. Some 70 yards further or so turn right into the cul de sac and Plot 47 is the second property on the right.

Description

Plot 43 comprises a Detached Bungalow Residence of cavity concrete block construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

Entrance Door to:-

Hall

With doors to Hallway and:-

Utility Room

11'8" x 6'10" (3.57 x 2.10)

With uPVC double glazed window, fitted base units and door to exterior.

Hallway

('L' shaped) With doors to Bedrooms, Bathroom, Airing Cupboard and:-

Open Plan Kitchen/Living Room

23'11" x 13'1" (7.30 x 4.00)

With 4 uPVC double glazed windows and fitted kitchen.

Bedroom 3

8'10" x 10'4" (2.70 x 3.15)

With uPVC double glazed window.

Bathroom

8'2" x 9'0" (2.50 x 2.75)

('L' shaped maximum) With suite of Bath, Wash Hand Basin and WC.

Bedroom 2

11'1" x 11'5" (3.40 x 3.50)

('L' shaped maximum) With uPVC double glazed window.

Master Bedroom

12'5" x 11'5" (3.80 x 3.50)

With uPVC double glazed window and sliding door to:-

En Suite Shower Room

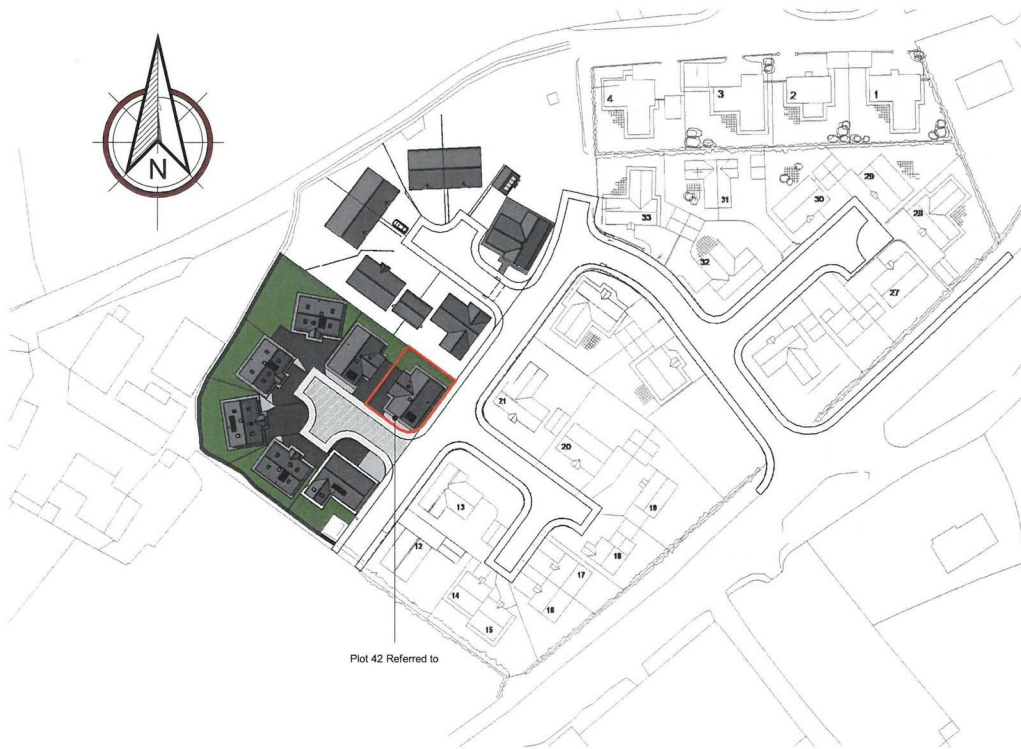
With Shower Cubicle, Wash Hand Basin and WC.

Services

Mains Water, Gas, Electricity and Drainage are connected.

Tenure

Freehold with Vacant Possession upon Completion.



Plot 42 Location Plan

Plan Not to Scale.

Rev	Description	Date
-----	-------------	------

Drawing

Plot 42 Location Plan

Client **Gwaun Homes**

Project
**Proposed 7 New Dwellings at Site 3B
 Park Loktudi, Maesgwynne Meadows,
 Fishguard, Pembrokeshire, SA65 9AF**



GWAUN HOMES
 Director: Robert Thomas
 www.gwaunhomes.co.uk gwaunhomes@gmail.com
 01348 875515 07855807228



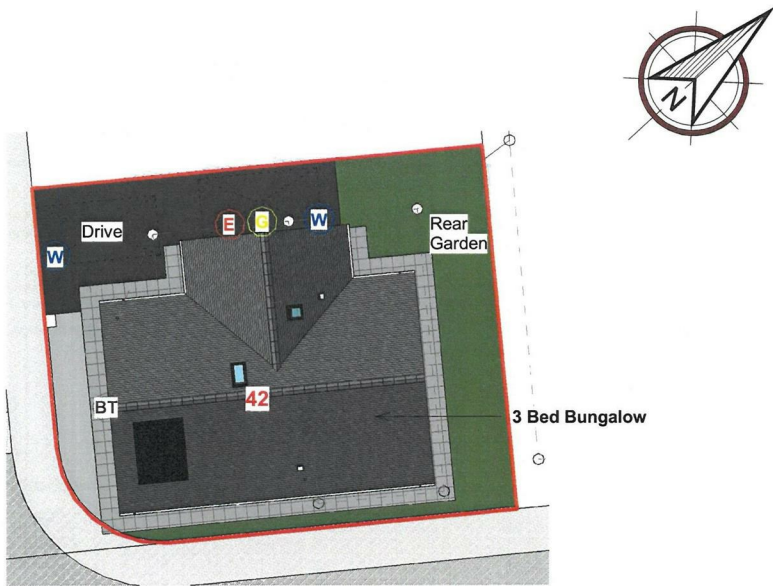
GMW Design
 Architectural Services
 187 St Davids Road
 Lletyston • Haverfordwest
 Pembrokeshire • SA62 5SS
 Tel: 07813 007115
 geraint@gmwdesign.co.uk
 www.gmwdesign.co.uk
 Code Assessor for Sustainable Homes (AMWD-0123)




(C) Copyright GMW Design, all rights reserved

Drawing Number	Revision	Scale	Plan Not to Scale.
S42/001	.	Date	Mar 2020

A4



Plot 42 Site Plan

Plan Not to Scale.

Rev	Description	Date
-----	-------------	------

Drawing

Plot 42 Site Plan

Client **Gwaun Homes**

Project
**Proposed 7 New Dwellings at Site 3B
 Park Loktudi, Maesgwynne Meadows,
 Fishguard, Pembrokeshire, SA65 9AF**



GWAUN HOMES
 Director: Robert Thomas
 www.gwaunhomes.co.uk gwaunhomes@gmail.com
 01348 875515 07855807228



GMW Design
 Architectural Services
 187 St Davids Road
 Lletyston • Haverfordwest
 Pembrokeshire • SA62 5SS
 Tel: 07813 007115
 geraint@gmwdesign.co.uk
 www.gmwdesign.co.uk
 Code Assessor for Sustainable Homes (AMWD-0123)




(C) Copyright GMW Design, all rights reserved

Drawing Number	Revision	Scale	Plan Not to Scale.
S42/002	.	Date	Mar 2020

A4



Plot 42 Front Elevation

Plan not to Scale.



Plot 42 (SE) Side Elevation

Plan Not to Scale.

Rev	Description	Date
-----	-------------	------

Drawing

Plot 42 Elevations

Client **Gwaun Homes**

Project
Proposed 7 New Dwellings at Site 3B
Park Loktudi, Maesgwynne Meadows,
Fishguard, Pembrokeshire, SA65 9AF



GWAUN HOMES

Director: Robert Thomas

www.gwaunhomes.co.uk gwaunhomes@gmail.com

01348 875515 07855807228



GMW Design

Architectural Services

187 St Davids Road

Latterston • Haverfordwest

Pembrokeshire • SA62 5SS

Tel: 07813 007115

geraint@gmwdesign.co.uk

www.gmwdesign.co.uk



Code Assessor for Sustainable Homes (AMMD-0123)



BUILDING EXCELLENCE AWARDS 2018



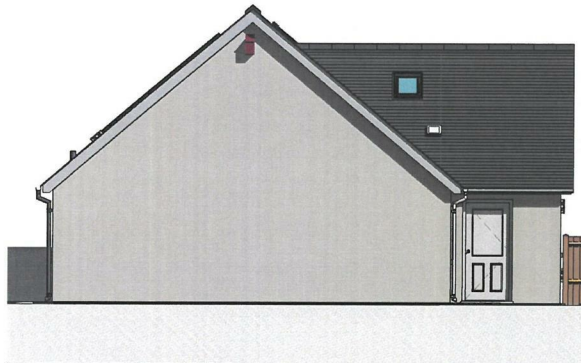
(C) Copyright GMW Design, all rights reserved

Drawing Number	Revision	Scale	Plan Not to Scale.
----------------	----------	-------	--------------------

A4 S42/004

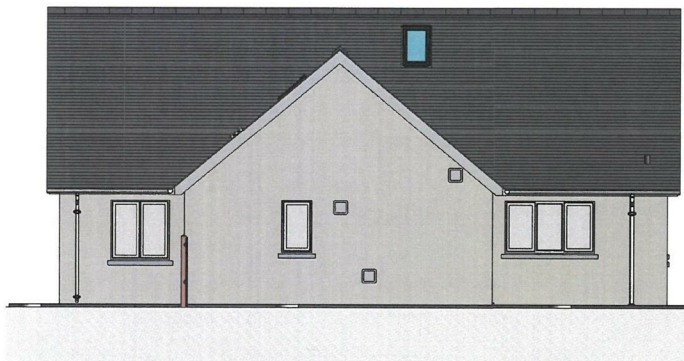
Date

Mar 2020



Plot 42 Rear Elevation

Plan Not to Scale.



Plot 42 (NW) Side Elevation

Plan Not to Scale.

Rev	Description	Date
-----	-------------	------

Drawing

Plot 42 Elevations

Client **Gwaun Homes**

Project
Proposed 7 New Dwellings at Site 3B
Park Loktudi, Maesgwynne Meadows,
Fishguard, Pembrokeshire, SA65 9AF



GWAUN HOMES

Director: Robert Thomas

www.gwaunhomes.co.uk gwaunhomes@gmail.com

01348 875515 07855807228



GMW Design

Architectural Services

187 St Davids Road

Latterston • Haverfordwest

Pembrokeshire • SA62 5SS

Tel: 07813 007115

geraint@gmwdesign.co.uk

www.gmwdesign.co.uk



Code Assessor for Sustainable Homes (AMMD-0123)



BUILDING EXCELLENCE AWARDS 2018



(C) Copyright GMW Design, all rights reserved

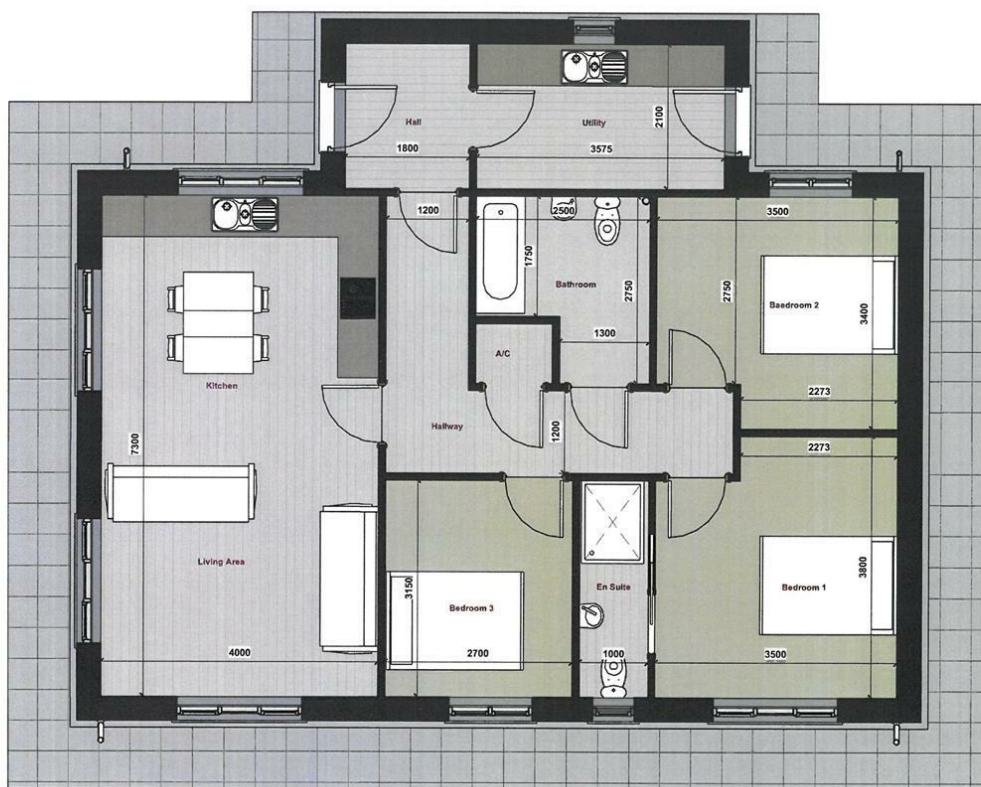
Drawing Number	Revision	Scale	Plan Not to Scale.
----------------	----------	-------	--------------------

A4 S42/005

Date

Mar 2020

Floor Plan

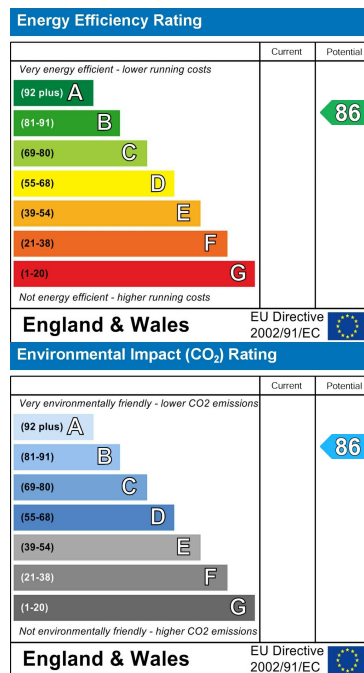


Plot 42 Ground Floor Plan
Plan Not to Scale.

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com