



**2 Park View, Fishguard, Pembrokeshire, SA65 9BT**

**Price Guide £149,500**

- \* A comfortable Semi Detached 2 storey Cottage which stands in a convenient location.
- \* Comfortable 1 Reception, Kitchen, Bathroom and 2 Bedroom Accommodation.
- \* Economy 7 Electric Heating, uPVC Double Glazing and Loft Insulation.
- \* Delightful Garden with a small Lawn, Flowering Shrubs, Heathers, Conifers, etc etc.
- \* Ideally suited for First Time Buyers, Retirement, a Couple or for Letting Purposes.
- \* Early inspection advised. Realistic asking price. EPC Rating E

## 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, 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 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 Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, 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.

Ropewalk is a mixed Residential/Commercial area which is situated within 200 yards or so of Fishguard Town Shopping Centre and Market Square. 2 Park View overlooks Lota Park and is situated within a 130 yards or so of West Street and the Shops.

## DIRECTIONS

From the offices of Messrs J.J. Morris turn left and 70 yards or so further on, turn left into Ropewalk. Proceed up the hill for a 150 yards and 2 Park View is situated on the right just prior to the junction for West Street Car Park.

## DESCRIPTION

2 Park View comprises a Semi Detached two storey Cottage of solid stone and cavity concrete block construction with rendered and coloured roughcast elevations under a pitched composition slate and a flat fibreglass roof. Accommodation is as follows:-

### uPVC Double Glazed Entrance Door to:-

## Sitting/Dining Room (Split level)



15'0" x 14'2" (4.57m x 4.32m)

With part thermoplastic tiled floor and part carpeted floor, Aarrow Multifuel Stove on a slate hearth, 4 wall lights, open beam ceiling, uPVC double glazed window with venetian blinds, storage heater, wall shelves, carbon monoxide alarm and door to:-

## Side Entrance Hall



With fitted carpet, coat hooks, uPVC double glazed door to exterior, ceiling light, storage heater, smoke detector (not tested), staircase to First Floor and doors to Bathroom and:-

## Kitchen



8'9" x 8'9" (2.67m x 2.67m)

With vinyl floor covering, inset single drainer Stainless Steel sink unit with hot and cold, range of fitted floor and wall cupboards, half tiled walls, 3 ceiling spotlight, plumbing for automatic washing machine, uPVC double glazed window with venetian blinds, 9 power points (2 concealed), electricity meter and fuse box cupboard and a cooker box.

## Bathroom



With fully half tiled walls, white suite of panelled Bath, Wash Hand Basin and WC, Mira Sport electric shower over Bath, shower curtain and rail, ceiling light, shaver light/point, wall mounted fan heater, ceiling light, mirror fronted bathroom cabinet, vinyl floor covering, toilet roll holder and towel rail.

## Quarter Landing

With a built in Airing Cupboard with shelves housing a pre-lagged combined copper hot and cold water cylinder and immersion heater on timeswitch.

## FIRST FLOOR

### Landing



With fitted carpet, ceiling light, access to a partially Insulated Loft and a smoke detector (not tested).

## Bedroom 1 (rear)



11'8 x 7'. With exposed beams, fitted carpet, uPVC double glazed window, ceiling light, 4 power points and a built in wardrobe with shelves and sliding door.

## Bedroom 2



15'10" x 6'9" (4.83m x 2.06m)

With fitted carpet, uPVC double glazed window with venetian blinds, built in wardrobe with shelf and sliding door, exposed beams, fitted shelf, ceiling light and 4 power points.

## EXTERNALLY

There is a side pedestrian access off Ropewalk which leads to the Side Entrance Door and an easily managed side Lawned Garden with Flowering Shrubs, Fuchsias, Heathers, Conifers, a Holly Tree and Slate Chip areas etc etc. There is a slate chip path to the rear together with a small Garden Store Shed and a Bin Store. Outside Electric Light and Outside Water Tap.

## SERVICES

Mains Water (metered supply), Electricity and Drainage are connected. Gas available, but not connected to the Property. uPVC Double Glazing. Economy 7 Electric Heating (2 Storage Heaters). Loft Insulation. Telephone (subject to British Telecom regulations). Broadband Connection.

## TENURE

Freehold with Vacant Possession upon Completion.

## REMARKS

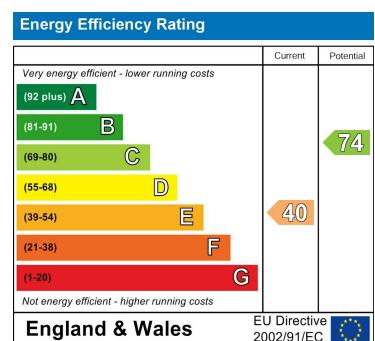
2 Park View is a comfortable, Semi Detached 2 storey Cottage Residence which stands in a convenient location in this popular Market Town overlooking Lota Park. The Property is in good decorative order throughout and benefits from partial Economy 7 Electric Heating, uPVC Double Glazing and Loft Insulation. It is ideally suited for First Time Buyers, a Couple, Retirement or for Investment purposes and is offered "For Sale" with a realistic Price Guide. In addition, it has a delightful private side Lawned Garden with Flowering Shrubs, Holly Tree, Conifers etc etc. Early inspection strongly advised.

## Floor Plan

## 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.

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