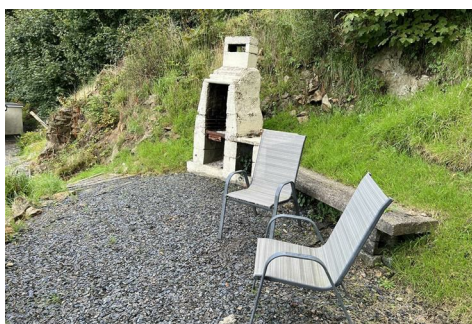




Shell Cottage, Old Newport Road, Lower Town, Fishguard, Pembrokeshire, SA65 9NA

Price Guide £325,000

- * Standing in approximately Half an Acre or thereabouts of Gardens and Grounds.
- * An attractive Detached single storied Bungalow Residence which enjoys an elevated location in this picturesque Harbour village from where uninterrupted views can be enjoyed over Lower Fishguard Harbour.
- * Comfortable Sitting Room, Kitchen/Diner, Utility, 3 Bedrooms and 2 Bath/Shower Room accommodation.
 - * uPVC Double Glazing, LP Gas Central Heating and Loft Insulation.
- * Large Gardens and Grounds including a Timber Decked Patio, Slate Chip areas, Lawned areas, Flowering Shrubs, Mature Trees as well as ample Vehicle Parking and Turning Space.
- * Ideally suited for Family, early Retirement, Investment or for Holiday Letting purposes.
 - * Early inspection strongly advised. Realistic Price Guide. EPC Rating F.

SITUATION

Lower Fishguard is a popular Harbour Village which stands on the North Pembrokeshire Coastline within a half a mile or so of the Market Town of Fishguard.

Lower Fishguard has the benefit of a Public House and a Yachting and Boating Club. Lower Fishguard is renowned as being the location for various films and television programmes. Most recently "Halen yn y gwaed" (Salt in the blood) a Welsh language TV programme but more famously in the film version of "Under Milk Wood" starring Richard Burton.

Lower Fishguard Harbour provides excellent boating and mooring facilities and The River Gwaun, being close by, provides good Salmon, Sea Trout (Sewin) and Trout fishing.

The Market Town of Fishguard is within easy walking distance and 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, Take-Aways, Cafes, a Post Office, Library, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The twin town of Goodwick is within a mile and a half or so of the Property and Fishguard Harbour, being close by, provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The beach at The Parrog is within a mile and a quarter or so and also close by are the other well known sandy beaches and coves at Aberbach, Pwllgwaelod, Cwm-yr-Eglwys, Aberfforest, Aber Rhigian, Cwm, Newport Sands, Pwllcrochan, Abermawr, Abercastle, Aberfelin and Porthgain.

The County and Market Town of Haverfordwest is some 15 miles or so south 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.

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

Old Newport Road is a Residential area which stands in an elevated part of Lower Fishguard which runs in a north easterly direction off the Main A487 Fishguard to Cardigan Road. Shell Cottage is situated within a 100 yards or so of the Quay and Lower Fishguard Harbour.

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 left into Main passing the Church on your left and continue on this road for 200 yards or so and proceed down the hill into Lower Fishguard. Proceed over the Bridge and follow the road to the left. Continue on this road for a short distance and follow the road to the right and some 50 yards or so further on, take the first turning on the right into Old Newport Road. Proceed up the hill for 50 yards or so and the entrance to Shell Cottage is on your right. A steep concreted and hardsurfaced track leads up to the Property to a hardstanding adjacent to the Bungalow. There is also a granite stone hardstanding area within 15 yards or so of Old Newport Road. A "For Sale" Board is erected on site.

DESCRIPTION

Shell Cottage comprises a Detached single storey Bungalow Residence of cavity concrete block/brick construction with mainly rendered and pebble dashed elevations (front elevation shell clad) under a pitched concrete tile roof. There is a single storey extension to the rear of concrete block/brick construction with a fibre glass roof. Accommodation is as follows:-

Glazed Entrance Door to:-

Reception Hall

14'4" x 18'2" (4.37m x 5.54m)

("T" shaped maximum). With a laminate wood floor, ceiling light, power points and doors to Bedrooms, Bathroom and:-

Kitchen/Breakfast Room



12'8" x 11'10" (3.86m x 3.61m)

With a laminate wood floor, range of fitted floor and wall cupboards, uPVC double glazed bow window, 4 ceiling spotlight, inset one and a half bowl Porcelain single drainer sink unit with mixer tap, plumbing for dishwasher, Lamona freestanding Cooker Range with a 5 ring L.P. Gas Hob, Electric Ovens and a Grill, part tile surround, Cooker Hood, cooker box, 11 power points, uPVC double glazed door to Rear Hall and opening to:-

Sitting Room



17'7" x 10'8" (5.36m x 3.25m)
(maximum). With a laminate wood floor, uPVC double glazed Patio Door leading out onto a large Timber Decked Patio (with views towards Lower Fishguard Harbour), tiled open fireplace, 3 alcoves (2 with shelves), ample power points, radiator and a 4 ceiling spotlight.

Rear Hall

7'3" x 3'" (2.21m x 0.91m)
With terrazzo tile floor, built in Cloaks/Broom Cupboard, built in Storage Cupboard, uPVC double glazed door to exterior and door to:-

Utility Room

12'0" x 4'9" (3.66m x 1.45m)
With 2 uPVC double glazed windows, Belfast sink with cold water tap, plumbing for automatic washing machine, 2 wall lights, 3 power points and plumbing for a WC.

Bathroom



7'8" x 6'10" (2.34m x 2.08m)
With ceramic tile floor, uPVC double glazed window, white suite of "P" shaped Bath with a Mira Discovery thermostatic shower over, Wash Hand Basin and WC, fully tiled walls, extractor fan, glass shelf, bathroom cabinet, ceiling light, wall mirror with 2 lights over, toilet roll holder, towel ring, chrome heated towel rail/radiator, shaving mirror and 2 chrome corner shelves.

Bedroom 1 (front)



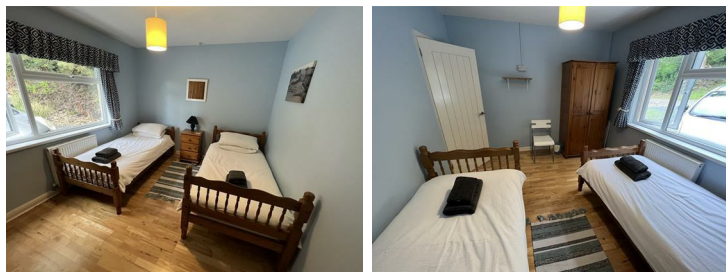
14'7" x 10'0" (4.45m x 3.05m)
(approximate measurement). With a laminate wood floor, 2 uPVC double glazed windows affording views towards Lower Fishguard Harbour, double panelled radiator, 2 ceiling lights, pullswitch, 4 power points and door to:-

En Suite Shower Room



9'11" x 3'6" (3.02m x 1.07m)
With a ceramic tile floor, white suite of Wash Hand Basin, WC and a Glazed and Aquaboard clad Shower Cubicle with a thermostatic shower, extractor fan, tiled splashback, 3 downlighters, chrome heated towel rail/radiator, toilet roll holder, Manrose extractor fan and a uPVC double glazed window with roller blind.

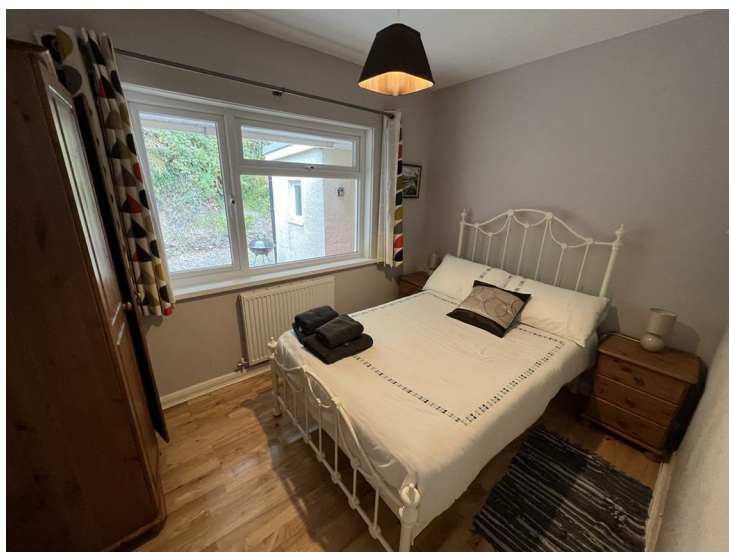
Bedroom 2 (rear)



11'9" x 10'0" (3.58m x 3.05m)

With a laminate wood floor, uPVC double glazed window, ceiling light, pullswitch, double panelled radiator, wall shelf and 5 power points.

Bedroom 3 (rear)



10'10" x 7'9" (3.30m x 2.36m)

With a laminate wood floor, ceiling light, pullswitch, 3 power points, radiator and a uPVC double glazed window to rear.

EXTERNALLY

Shell Cottage is accessed off Old Newport Road via a steeply sloping concreted drive which leads up to a hardstanding area adjacent to the northern gable end of the Bungalow. Within 15 yards or so of Old Newport Road is a Granite Stone hardstanding which allows for additional Vehicle Parking space.

The Property stands in large Gardens and Grounds which extend to 0.44 Acres or thereabouts which include a large Timber Decked Patio at the fore from where superb views can be enjoyed over Lower Fishguard Harbour. In addition, there are Slate Chipped Patio areas adjacent to the Bungalow as well as Lawned Gardens, Flowering Shrubs, Hydrangeas, Rhododendrons, Fuchsias, Buddleia, Soft Fruits etc etc. There is also an elevated Barbecue Area with a Slate Chip Patio from where superb views can be enjoyed over Lower Fishguard Harbour. There is also a Covered Storage area adjacent to the rear of the Bungalow which measures 8'0" x 3'0" (2.44m x 0.91m) approx. The Garden is bisected by a small stream. Adjacent to the

northern gable end of the Bungalow is a concreted and hardsurfaced hardstanding area which allows for ample Vehicle Parking and Turning Space.

5 Outside Lights (3 dawn to dusk lights and 1 sensor light). Outside Water Tap and 2 Outside Power Points. LP Gas Tank.

The approximate boundaries of the Property are shaded Pink on the attached Plan which is Not to Scale. This Plan is strictly for Identification purposes only.

SERVICES

Mains Water, Electricity and Drainage are connected. LP Gas Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

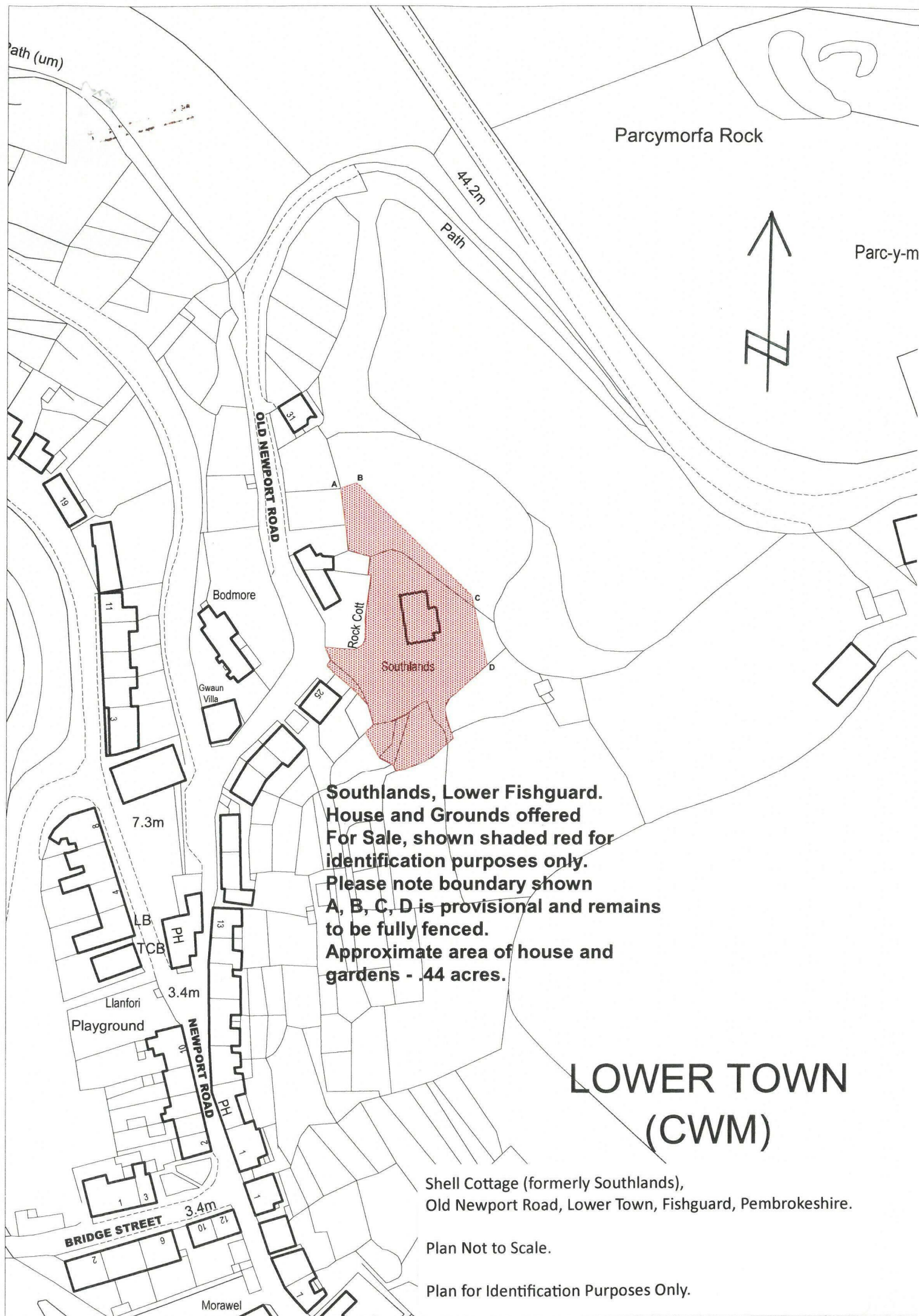
TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

Shell Cottage is a comfortable Detached single storey Bungalow Residence which stands in an elevated location in this popular harbour village from where superb views can be enjoyed over Lower Fishguard Harbour. The Property is in good decorative order and has comfortable 1 Reception, Kitchen/Diner, Utility, 3 Bedrooms and 2 Bath/Shower Room accommodation benefitting from L.P. Gas Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has large Gardens and Grounds which extend to 0.44 Acres or thereabouts which include Slate Chip areas, Lawned areas, a Timber Decked Patio, a Barbecue area, Flowering Shrubs as well as hardstanding areas allowing for ample Vehicle Parking and Turning Space. It is ideally suited for a Family, early Retirement, Investment or for Holiday Letting purposes and is offered "For Sale" with a realistic Price Guide. In order to appreciate the qualities of the Property and indeed it's location and the superb views over Lower Fishguard Harbour, inspection is essential and strongly advised.





Parcymorfa Rock

Parc-y-m

OLD NEWPORT ROAD

Bodmore

Gwaun Villa

Rock Cott

Southlands

Southlands, Lower Fishguard.
House and Grounds offered
For Sale, shown shaded red for
identification purposes only.
Please note boundary shown
A, B, C, D is provisional and remains
to be fully fenced.
Approximate area of house and
gardens - .44 acres.

LOWER TOWN
(CWM)

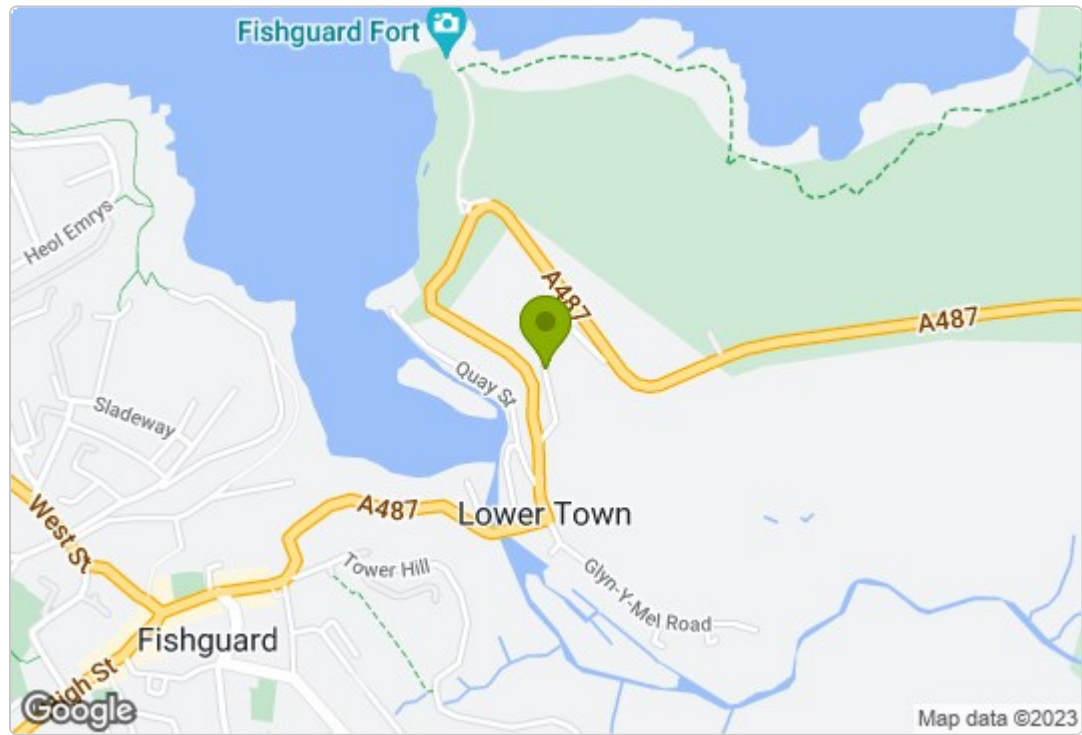
Shell Cottage (formerly Southlands),
Old Newport Road, Lower Town, Fishguard, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only.

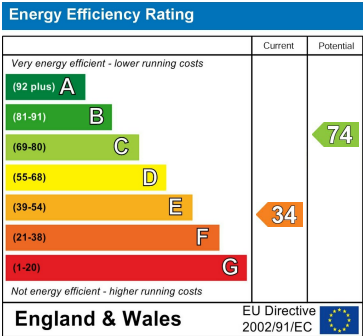
Floor Plan

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



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