



First & Second Floor Flats, 25 West Street, Fishguard, Pembrokeshire, SA65 9AL

**Price Guide £145,000**

- \* Two spacious First & Second Floor S/C Flats which can be utilised as 1 or 2 Properties as required.
- \* The First Floor Flat has 1 Reception, 1 Bedroom, Kitchen/Dining Room, Bathroom and Separate WC accommodation benefiting from Electric Heating and is either Secondary Double Glazed or Single Glazed.
- \* The Second Floor Flat has 1/2 Reception, 2/3 Bedroom, Kitchen and Bathroom accommodation which benefits from Electric Heating, Single and Double Glazed Windows and Doors and Loft/Roof Insulation..
- \* Both Floors enjoy views over Lower Fishguard Harbour to Dinas Mountain as well as Sea views to Dinas Head.
  - \* Rooftop Patio and a Rear Pedestrian Access off Ropewalk.
- \* Early inspection strongly advised. Realistic Price Guide. Both Flats have an EPC Rating of 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 Coast 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 along the Main A40 from Fishguard 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.

West Street is a mixed Commercial/Residential area which is the main throughfare linking Fishguard with Goodwick. 25 West Street is situated within a 150 yards or so of Fishguard Town Centre and Market Square.

## DIRECTIONS

From the Offices of Messrs J. J. Morris turn left in the direction of Goodwick and some 70 yards or so further on, turn left into Ropewalk. Continue on this road for 30 yards or so and there is a wrought iron gated entrance on the left leading to a path, which gives access to the Property. 25 West Street is the last set of steps on the left before a wooden doorway.

What3Words - ///staple.taker.flamingo

## DESCRIPTION

25 West Street comprises a Terraced 3 storey Building of stone and brick construction with rendered and whitened elevations under a pitched slate roof. Accommodation is as follows:-

## uPVC Double Glazed Entrance Door to:-

### Porch

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

With coir matting, ceiling light, door to staircase to Second Floor and door to:-

## FIRST FLOOR

### Hall

18'5" x 8'2" (5.61m x 2.49m )

(maximum). With Pine floorboards, coat hooks, ceiling light, mains smoke detector (not tested), door to Inner Landing and door to:-

### Store Room

7'10" x 6'5" (2.39m x 1.96m)

plus sloping Understairs Storage area 7'0" x 3'0" (3.13m x 0.91m) approx with Pine floorboards

### Inner Hall



15'8" x 5'10" plus recess 5'11" x 3'5" (4.78m x 1.78m plus recess 1.80m x 1.04m)

plus 6'0" x 3'0" (1.83m x 0.91m) approx. With fitted carpet, telephone point, 2 power points, Creda Storage Heater, smoke detector (not tested), ceiling light and door to:-

### Store Room

9'6" x 5'10" (2.90m x 1.78m )

(maximum measurement). With original staircase to Second Floor.



### Sitting Room



21'0" x 17'6" (6.40m x 5.33m)  
(maximum measurement to include Bay). With Pine floorboards, carpet square, window seat, single glazed Bay window (affording Sea and Rural views to Dinas Mountain), attractive cornice, picture rail, ceiling rose, ceiling light, tiled open fireplace, Creda storage heater and 6 power points.

### Kitchen/Dining Room



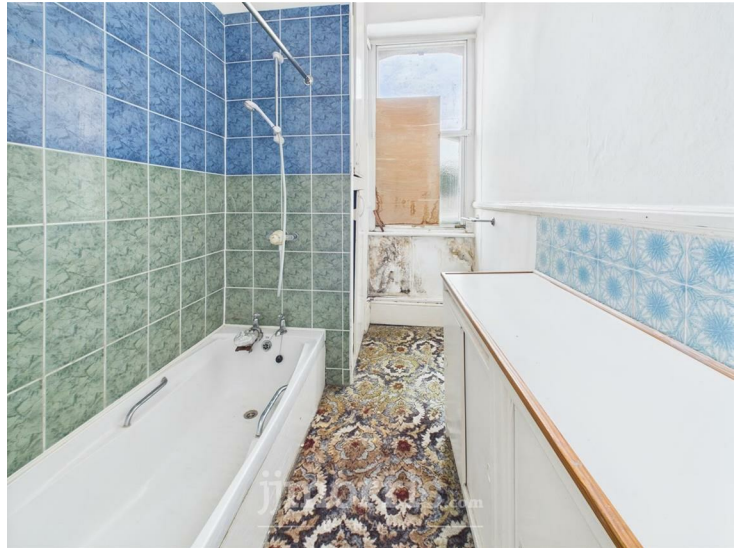
12'2" x 12'2" (3.71m x 3.71m)  
With fitted carpet, secondary double glazed sash window, floor cupboards, double drainer stainless steel sink unit with hot and cold, Creda storage heater, electric wall heater, ceiling light, 4 power points and a Fitted Pantry/Storage Cupboard with shelves.

### Bedroom 1



21'0" x 17'8" (6.40m x 5.38m)  
(maximum measurement to include Bay). With fitted carpet, single glazed sash window and a single glazed bay window with window seat ( both affording Sea and Rural views to Dinas Mountain), attractive cornice, picture rail, ceiling light, electricity consumer unit and fuse box and 8 power points.

### Bathroom



13'0" x 6'0" (3.96m x 1.83m)  
With fitted carpet, white suite of sunken panelled Bath and Wash Hand Basin, secondary double glazed sash window, part tile surround, ceiling light, Creda storage heater, Airing Cupboard with a pre-lagged copper hot water cylinder and immersion heater, electric wall heater, wall mirror, 2 towel rails, shower rail and a Mira Excel Thermostatic Shower over Bath.



## Separate WC



7'0" x 3'0" (2.13m x 0.91m)

With fitted carpet, single glazed sash window and ceiling light.

A doorway from the Communal Porch gives access to a staircase leading to the:-

## SECOND FLOOR

### Landing (Split Level)

8'2" x 3'2" (2.49m x 0.97m)

With fitted carpet and opening to Kitchen/Dining Room:-

### Kitchen/Dining Room



13'6" x 13'0" (4.11m x 3.96m)

(maximum). With a laminate Beech floor, 4 No. 2 ceiling lights, inset single drainer stainless steel sink unit with hot and cold, range of floor and wall cupboards, built in Beko electric Single Oven/Grill, Diplomat 4 ring electric Cooker Hob, Cooker Hood, 11 power points, open wall cupboards, Dimplex Storage Heater, part tile surround, cooker box and a double glazed Patio door to a Rooftop Balcony.

## Inner Landing



15'5" x 5'10" (4.70m x 1.78m)

With fitted carpet, mains smoke detector (not tested) Alto Storage Heater, Velux window, 2 electricity consumer units, 2 power points, telephone point and an Airing Cupboard with shelves housing a pre-lagged copper hot water cylinder and immersion heater.

## Bathroom



7'8" x 5'11" (2.34m x 1.80m)

With vinyl floor covering, white suite of pine panelled Bath, Wash Hand Basin and WC, Velux window, Dimplex wall mounted fan heater, Dimplex electrically heated towel rail/radiator, wall mirror, shaver light/point, part tiled surround, shower curtain and rail and a Mira Zest electric shower over Bath.



### Separate WC



7'3" x 3'0" (2.21m x 0.91m)

With vinyl floor covering, Velux window, wall mirror, part tile surround, Dimplex electrically heated towel rail and a white Suite of Wash Hand Basin and WC.

### Living Room



16'3" x 11'9" (4.95m x 3.58m)

With fitted carpet, double glazed sash window, 2 ceiling lights, TV point, 6 power points, wall shelf, Alto Storage Heater and access to undereaves storage space.

### Bedroom 1



12'2" x 11'2" (3.71m x 3.40m)

plus dormer 3'6" x 2'6" (1.07m x 0.76m) which has a single glazed sash window affording rural views to Dinas Mountain and sea views to Dinas Head, electrically heated towel rail, TV point, Storage Heater, ceiling light and 6 power points.

### Bedroom 2



12'2" x 11'6" (3.71m x 3.51m)

plus dormer 3'6" x 2'6" (1.07m x 0.76m) which has a single glazed sash window affording rural views to Dinas Mountain and sea views to Dinas Head, fitted carpet, ceiling light, TV point, 6 power points and a Creda Storage Heater.



### Study/Bedroom 3



First Floor accommodation is in need of refurbishment and cosmetic improvement. The Property is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised. 25 West Street (formerly Paris House) gives a prospective purchaser a rare opportunity to acquire spacious First and Second Floor Flats in a central location from where delightful Coastal Sea and Rural views can be enjoyed. Early inspection strongly advised.

12'4" x 12'1" (3.76m x 3.68m)  
approx plus dormer 3'6" x 2'6" (1.07m x 0.76m). With single glazed window affording sea views to Dinas Head and rural views to Dinas Mountain, fitted carpet, TV point, 6 power points, ceiling light, Brick open fireplace with Slate mantle, electrically heated towel rail and an Alto Storage Heater.

The First and Second Floor accommodation is accessed off Ropewalk via a path and a set of steps which leads onto a Rooftop Patio/Garden.

### SERVICES

Mains Water, Electricity and Drainage are connected. Gas available but not connected to the Property. Telephone, subject to British Telecom Regulations. Electric Heating. Roof/Loft Insulation. Mainly Single Glazed Windows. Some Secondary Double Glazed Windows and Velux Double Glazed Skylight Windows.

### TENURE

First Floor Flat - Freehold - Title Number WA716677.

Second Floor Flat - Leasehold - 125 Years as from 1st January 1987 which was subject to a Ground Rent of £25.00 P A at the commencement and rising to £125.00 P A. Title Number WA987879.

N.B. Copies of both Titles and Plans are available upon request.

### REMARKS

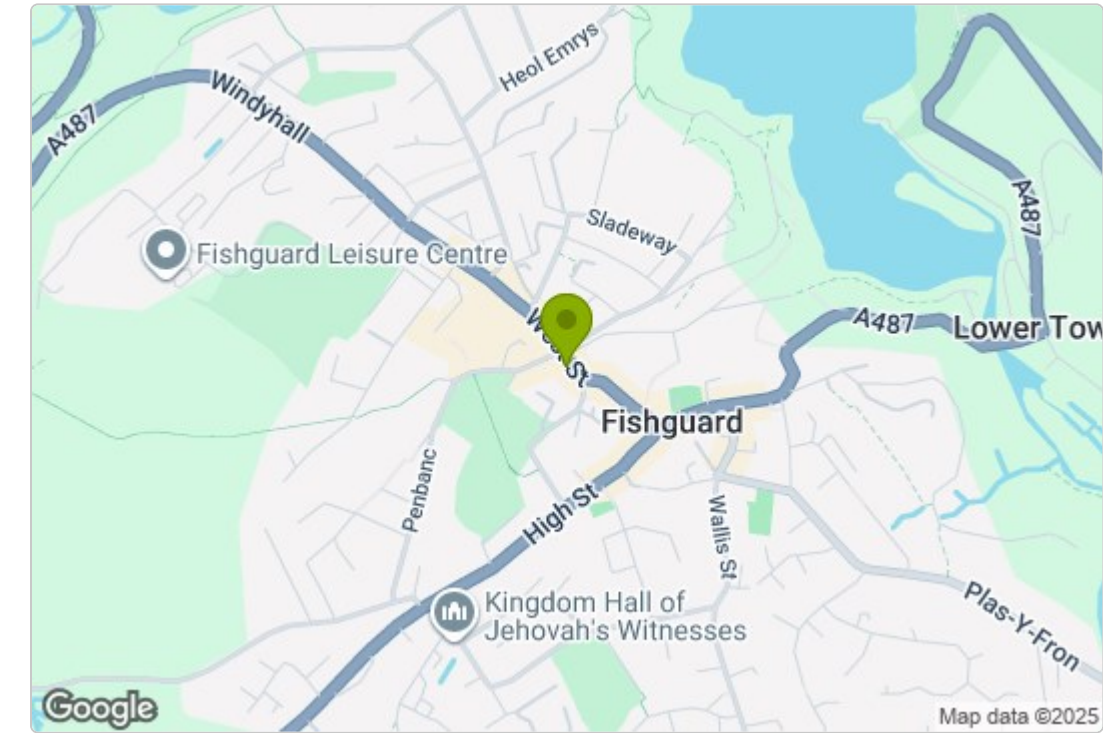
25 West Street is a substantial 3 storey Building which has two spacious First and Second Floor Flats which can be utilized as one or two Properties as required. Both the First and Second Floor accommodation is Self Contained with Kitchens and Bathrooms on both floors. Delightful Rural views to Dinas Mountain as well as Sea views to Dinas Head can be enjoyed from the front elevation windows. The Second Floor accommodation has been modernised and refurbished in recent years whilst the



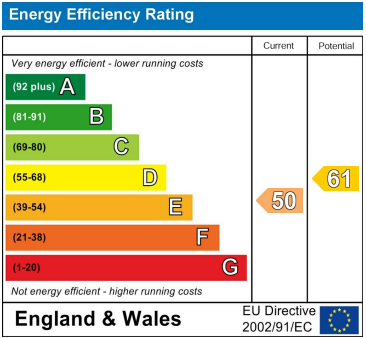
Floor Plan



Area Map



Energy Efficiency Graph



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