



## Walmer House, Vergam Terrace, Fishguard, Pembrokeshire, SA65 9DF

**Price Guide £250,000**

- \* A spacious Detached 2 storey Town House which is in need of modernisation and updating.
  - \* Comfortable 2/3 Reception, Kitchen, 3 Bedrooms and Bathroom accommodation.
- \* Boarded Loft 23'0" x 20'0" approx with Conversion Potential (subject to any necessary consent).
- \* All Main Services. Partial Gas Central Heating. uPVC Double Glazing. Cavity Wall Insulation.
- \* Substantial Detached Double Garage 19'8" x 16'6" of concrete block construction with insulated Box profile roof together with an Automated Roller Door with access leading off a Service Lane at the rear.
  - \* Walled forecourt. Rear Lawned Garden. Vehicle/Boat/Caravan parking.
  - \* Ideally suited for a Family, Air BnB, DIY Enthusiast or a Developer.
  - \* Early Inspection strongly advised. Realistic Price Guide.



## Situation

Walmer House, Vergam Terrace is situated within 550 yards or so of Fishguard Town Shopping Centre and Market Square.

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, Post Office, Library, 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 Three Quarters of a Mile or so by road of the Property and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm yr Eglwys, Aberfforest, Aber Rhigian, Cwm, Parrog Newport, 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, a Post Office, Repair Garages, a Further Education College, 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 Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

## Directions

From the offices of Messrs JJ Morris at 21 West Street, turn left and proceed in the direction of Goodwick for 440 yards or so and Walmer House is situated on the left hand side of the road just prior to the turning on the left to Ysgol Bro Gwaun and The Leisure Centre.. A 'For Sale' Board is erected on site.

What3Words - ///guessing.rolled.caramel

## Description

Walmer House comprises a Detached 2 storey Dwelling House with rendered and whitened roughcast elevations and coloured brick faced elevations under a pitched composition slate roof. Accommodation is as follows:-

### uPVC Double Glazed Entrance door to:-

#### Porch

4'8" x 4'5" (1.42m x 1.35m)

with quarry tile floor, uPVC double glazed windows and a half glazed door to:-

#### Hall



15'0" 7'5" (4.57m 2.26m)

with fitted carpet, double panelled radiator, uPVC double glazed window, electricity consumer unit, 1 power point, coat hooks, telephone point, Staircase to First Floor and door to:-

### Office/Study



11'0" x 8'2" maximum (3.35m x 2.49m maximum)

with a Cast Iron and Tile open fireplace with Oak surround, uPVC double glazed window, ceiling light, 2 power points, electricity meter, half glazed door to Kitchen and door to :-

#### Store Room/Bedroom 4

19'9" x 7' 0" average measurement (6.02m x 2.13m 0.00m average measurement)  
with ceiling light, uPVC double glazed window, 4 power points and access to Loft.

#### Kitchen



16'6" x 7'8" (5.03m x 2.34m)  
with Vinyl floor covering, 2 uPVC double glazed windows, range of floor and wall cupboards, single drainer stainless steel sink unit with mixer tap, built in Stoves electric Single Oven/Grill, 4 ring Cooker Hob, Cooker Hood, part tile surround, strip light, double panelled radiator, 5 power points, cooker box, uPVC double glazed door to rear garden and a half glazed door to:-

#### Sitting/Dining Room



24'6" x 11'9" (7.47m x 3.58m)  
with fitted carpet, fireplace housing a Dean Forge 5Kw Woodburning Stove on Slate hearth with Oak surround, uPVC double glazed bow window with wooden blinds, 2 ceiling lights, picture rail, double panelled radiator and 6 power points.

#### First Floor

#### Landing



8'2" x 4'6" (2.49m x 1.37m)  
with fitted carpet, double panelled radiator, 2 power points and access to a Boarded Loft.

#### Bathroom

8'0" x 6'9" (2.44m x 2.06m)  
with Vinyl floor covering, uPVC double glazed window, suite of panelled Bath, Wash Hand Basin and WC, glazed Shower Screen, Mira Electric Shower over Bath, double panelled radiator, towel rail, ceiling light and a fitted cupboard with shelves.

#### Bedroom 1



12'6" x 11'10" (3.81m x 3.61m )  
with fitted carpet, uPVC double glazed bow window with wooden blinds, picture rail, an attractive tiled feature fireplace , picture rail, ceiling light, pull switch and 4 power points.



## Bedroom 2



11'7" x 11'6" (3.53m x 3.51m)

with fitted carpet, uPVC double glazed window, ceiling light, radiator, 8 power points and Boiler Cupboard housing a Worcester wall mounted Gas boiler (heating domestic hot water and firing central heating)

## Bedroom 3



7'4" x 6'5" (2.24m x 1.96m)

with fitted carpet, uPVC double glazed window with wooden blinds, ceiling light and 4 power points.

## Externally

There is a Brick wall forecourt to the Property and to one side is a pathway which leads to a sizeable rear Lawned Garden with Paved Patio. There is also a Log Store, Coal Shed, a covered Utility Shed/Storage Port and an Outside WC with wall light and 2 power points. There is also a :-

## Double Garage



19'8" x 16'6" (5.99m x 5.03m)

Of Concrete Block construction with an Insulated Box Profile roof. It has an electrically operated roller door, electric lights and 6 power points.

Adjacent to the Garage/Workshop are hardstanding areas allowing for further Vehicle/Boat/Caravan Parking Space.

The approximate boundaries of the Property are edged in red on the attached Plan to the Scale 1/2500.

## Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. uPVC Double Glazing. Gas fired Central Heating (with the exception of the 3 First Floor Bedrooms). Cavity Wall Insulation. Boarded Loft. Telephone, subject to British Telecom Regulations. Broadband Connection.

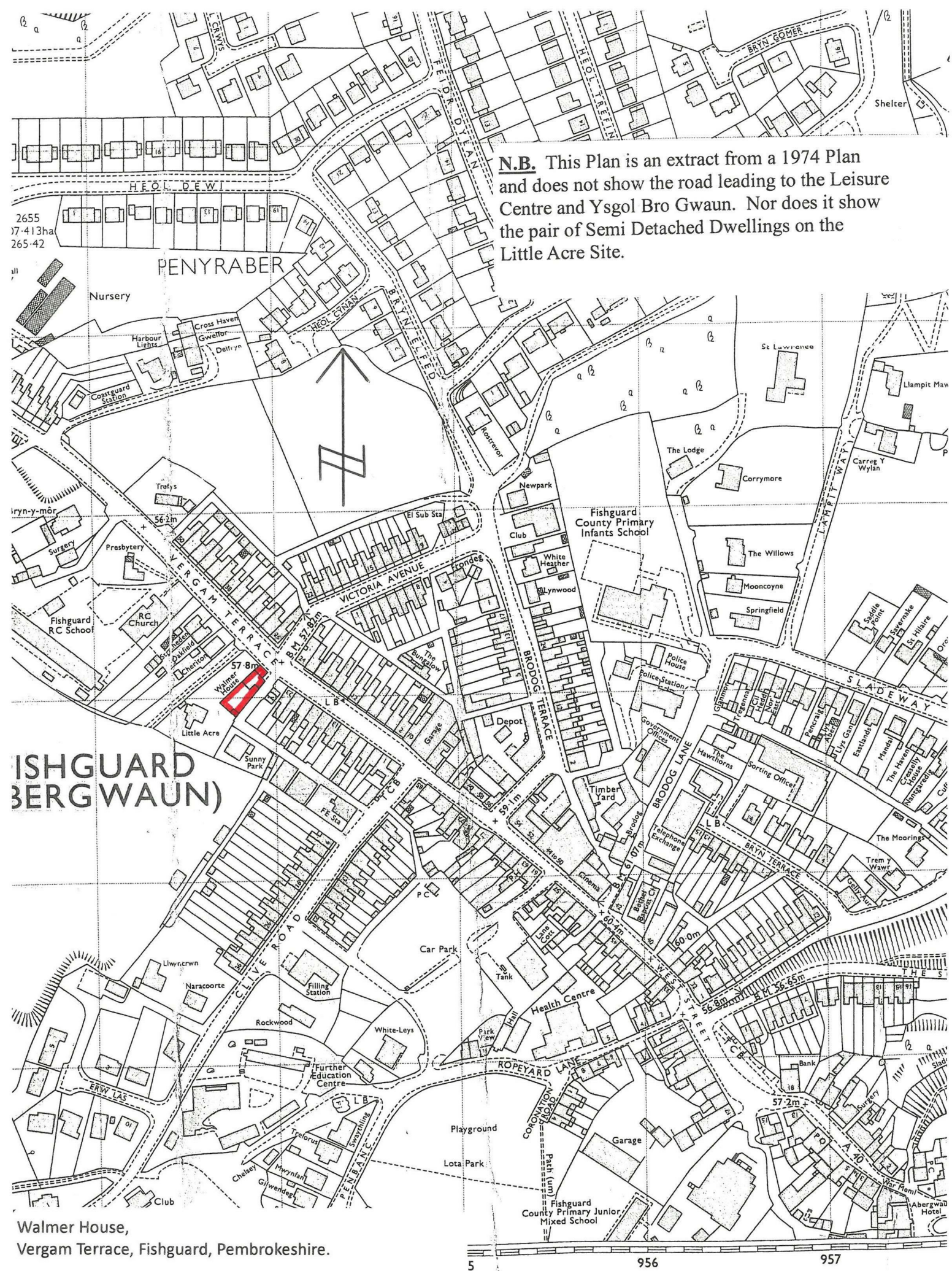
## Tenure

Freehold with Vacant Possession upon Completion.

## Remarks

Walmer House is a deceptively spacious Detached 2 storey Dwelling House which stands in a convenient location in this popular Market Town and being ideally suited for Family, Air BnB, Retirement or for investment purposes. The Property is in need of some modernisation and updating, although it has the benefit of partial Gas Central Heating, uPVC Double Glazing and a Boarded Loft with conversion potential (subject to any necessary consents). In addition, it has reasonable sized Gardens as well as a good sized Double Garage 19'8" x 16'6" with an automated roller door as well as additional Off Road Vehicle/Boat/Caravan Parking Space. It is Offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



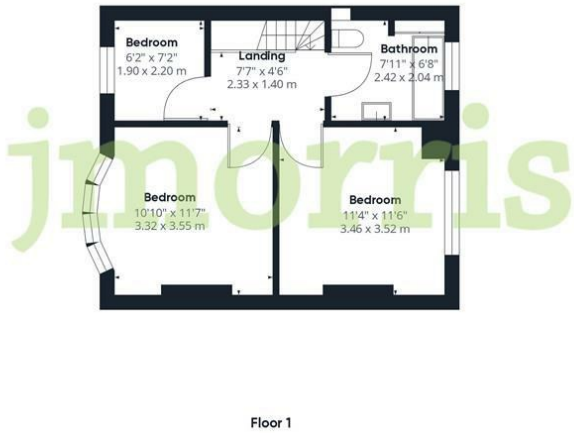
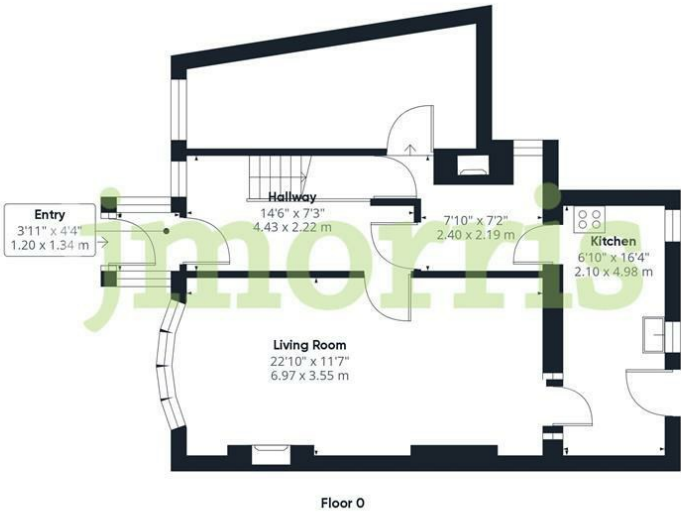


PLAN NOT TO SCALE

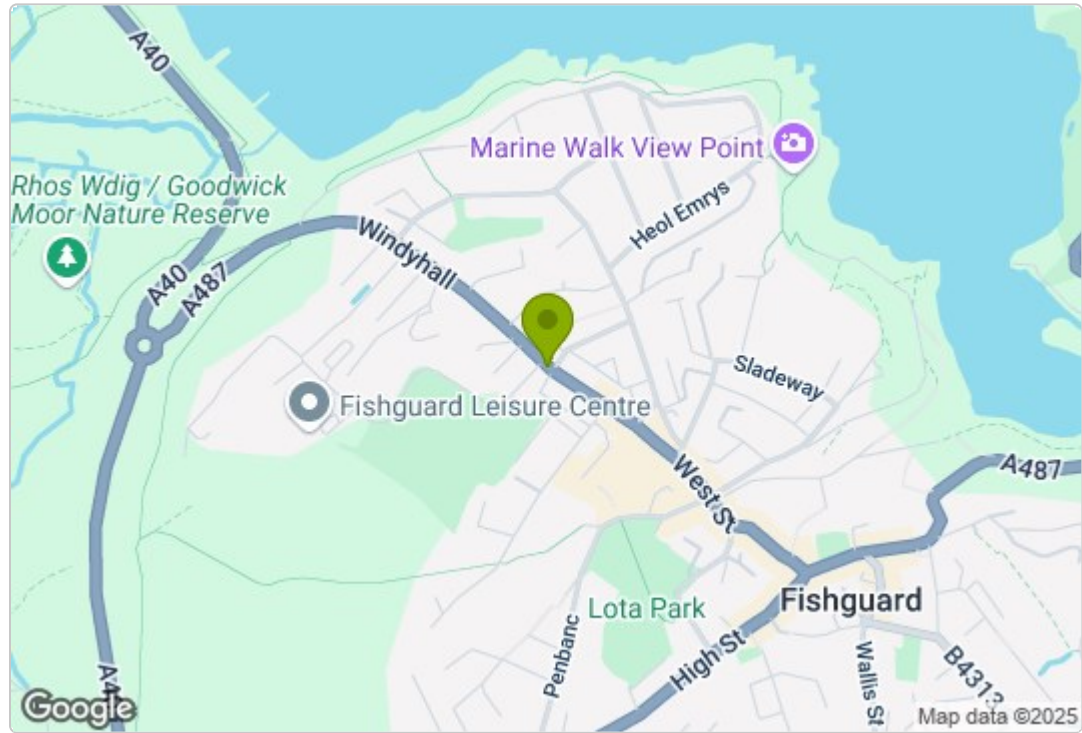
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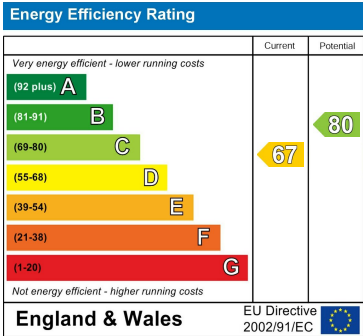
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - E

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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