



29 Parc Loktudi, Fishguard, Pembrokeshire, SA65 9AF

Price Guide £289,950

*An attractive Detached single storey Modern Bungalow residence.

*Well appointed Hall, Sitting Room, Kitchen/Diner, with built in Rangemaster, 3 Bedrooms and 2 Bath/Shower Room accommodation.

*Gas Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation.

*Brick Pavior Hardstanding to fore allowing for Off Road Vehicle Parking Space and giving access to Studio/Workroom/Home Office (formerly a Garage).

*Good sized Rear Lawned Garden with Ornamental Stone Areas, a Paved Patio and Flowering Shrubs.

*Ideally suited for a Couple, Family, Retirement or Investment purposes.

*Early inspection strongly advised. Realistic Price Guide. EPC Rating C.

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, Supermarket 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 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.

Parc Loktudi is a medium sized Residential Estate which is situated on the southern fringes of the Town. Plot 29 stands within 600 yard walk of Fishguard Town Shopping Centre and Market Square.

Directions

From the offices of Messrs JJ Morris at 21 West Street, turn right and bear left and proceed up to Market Square. Follow the road to the right into High Street and continue on this road for 450 yards or so passing the Pendre Petrol Filling Station and a 100 yards or so further on turn right into Parc Loktudi. Proceed on this road for 40 yards or so and take the first right into a cul-de-sac. Proceed to the end of the cul-de-sac and 29 Parc Loktudi is the Bungalow directly facing on your left. A 'For Sale' board is erected on site.

Description

29 Parc Loktudi comprises a Detached single storey Bungalow residence of cavity concrete block construction

with part brick faced and mainly rendered and coloured elevations under a pitched Redland Cambrian slate roof. Accommodation is as follows:-

Storm Porch

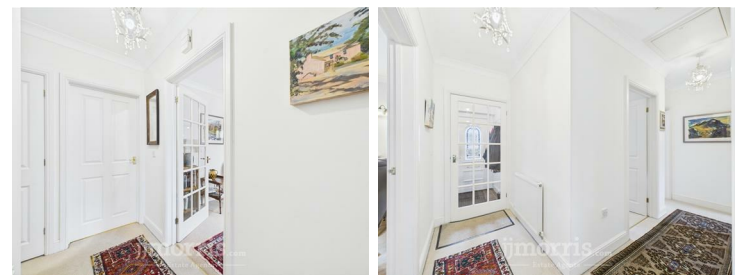
With wall lantern light, pine tongue and groove clad ceiling and a uPVC double glazed entrance door to:-

Porch



With ceramic tile floor, coat hooks, electricity consumer unit, coved ceiling, ceiling light, radiator and a 15 pane glazed door to:-

Hall



('L' shaped) With fitted carpet, coved ceiling, radiator, access to an Insulated Loft, Airing Cupboard with radiator and shelves, mains smoke detector, 2 ceiling lights, 1 power point and a 15 pane glazed door to:-

Sitting Room



15'1" x 13'0" approx (4.60m x 3.96m approx)

With fitted carpet, coved ceiling, uPVC double glazed window with vertical blinds, 2 wall lights and a ceiling light, double panelled radiator, telephone point, TV point, Marble fireplace with Oak surround housing a coal effect gas fire and 8 power points.

Kitchen/Dining Room



18'7" x 10'8" (5.66m x 3.25m)

With a ceramic tile floor, double panelled radiator, 2 uPVC double glazed windows, uPVC double glazed door to Rear Garden, ample power points, coved ceiling, ceiling light and 2 no 4 ceiling spotlights, telephone point, TV point, range of fitted floor and wall cupboards, inset single drainer one and a half bowl silk quartz sink unit with mixer tap, plumbing for dishwasher, part tile surround, Rangemaster freestanding Cooker Range with Double Oven, Grill, 5 ring Gas Cooker Hob together with a Halogen ring and a Rangemaster Cooker Hood (externally vented).

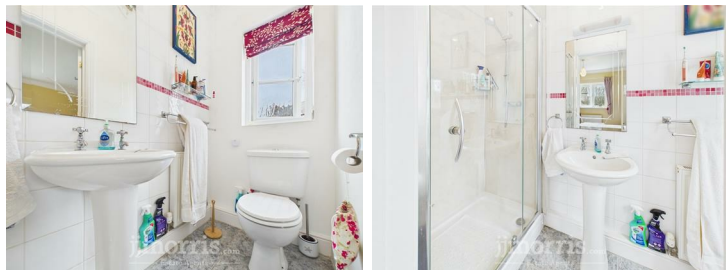
Bedroom 1



12'9" x 11'1" approx (3.89m x 3.38m approx)

With fitted carpet, uPVC double glazed window, TV aerial cable, coved ceiling, ceiling light, telephone point, TV point, 8 power points and door to:-

En Suite Shower Room



8'3" x 3'7" (2.51m x 1.09m)

With ceramic tile floor, white suite of Wash Hand Basin, WC and a Glazed and Aquaboard clad Shower Cubicle with a Mira thermostatic shower, robe hook, coved ceiling, shaver light/point, uPVC double glazed window, radiator, part tile surround, wall mirror, ceiling light, toilet roll holder, towel rail, towel ring, glass shelf and a Manrose extractor fan.

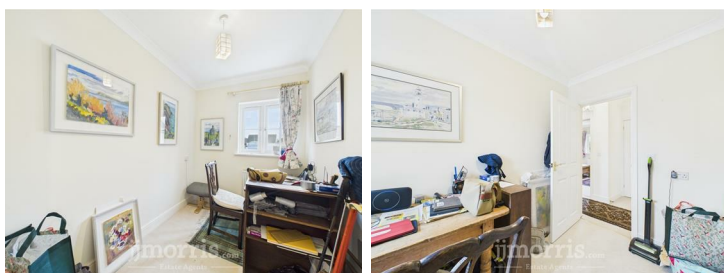
Bedroom 2



11'11" x 9'2" (3.63m x 2.79m)

With fitted carpet, uPVC double glazed window, double panelled radiator, coved ceiling, ceiling light and 6 power points.

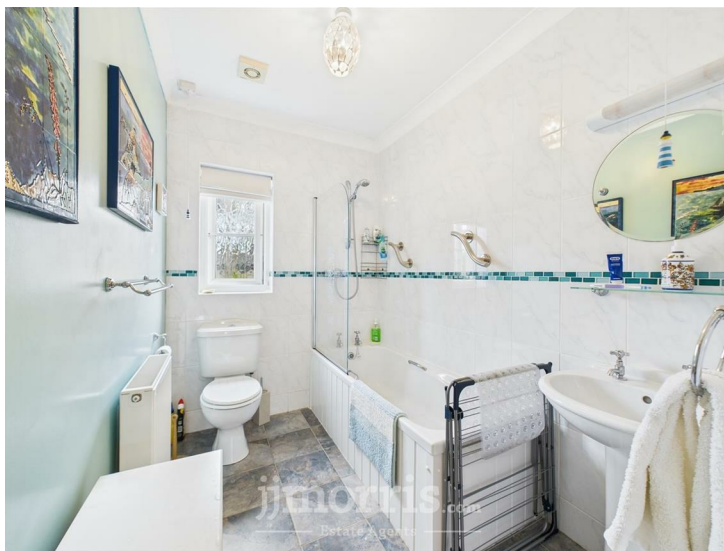
Bedroom 3/Study



9'10" x 6'4" approx (3.00m x 1.93m approx)

With fitted carpet, uPVC double glazed window, coved ceiling, ceiling light, radiator, TV point, telephone point and 6 power points.

Bathroom



8'5" x 5'10" (2.57m x 1.78m)

With coved ceiling, uPVC double glazed window, white suite of panelled Bath, Wash Hand Basin and WC, mainly tiled walls, Mira Excel thermostatic shower over bath with glazed shower screen, double panelled radiator, ceiling light, wall mirror, shaver light/point, Manrose extractor fan, towel ring, towel rail, toilet roll holder and chrome corner shelves.

Externally



Directly to the fore of the Property is a Brick Pavior Hardstanding which allows for Off Road Vehicle Parking Space and gives access to a:-

Studio/Workroom/Home Office (formerly a Garage)



18'8" x 9'9" (5.69m x 2.97m)

Of concrete block construction with rendered and coloured elevations under a pitched Redland Cambrian slate roof. It has uPVC pedestrian door at the fore with 2 uPVC window either side together with 2 ceiling lights, inset single drainer stainless steel sink unit with hot and cold, cupboard concealing a water heater, insulated walls, electricity consumer unit, 4 power points and a uPVC pedestrian door to side garden.

A paved path surround gives access to a triangular shaped rear garden which includes a good sized Lawned area with Hydrangeas, Flowering Shrubs, a Paved Patio and an Ornamental Stone Patio Garden at the side. There is also an Outside Water Tap and an Outside Electric Light.

Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

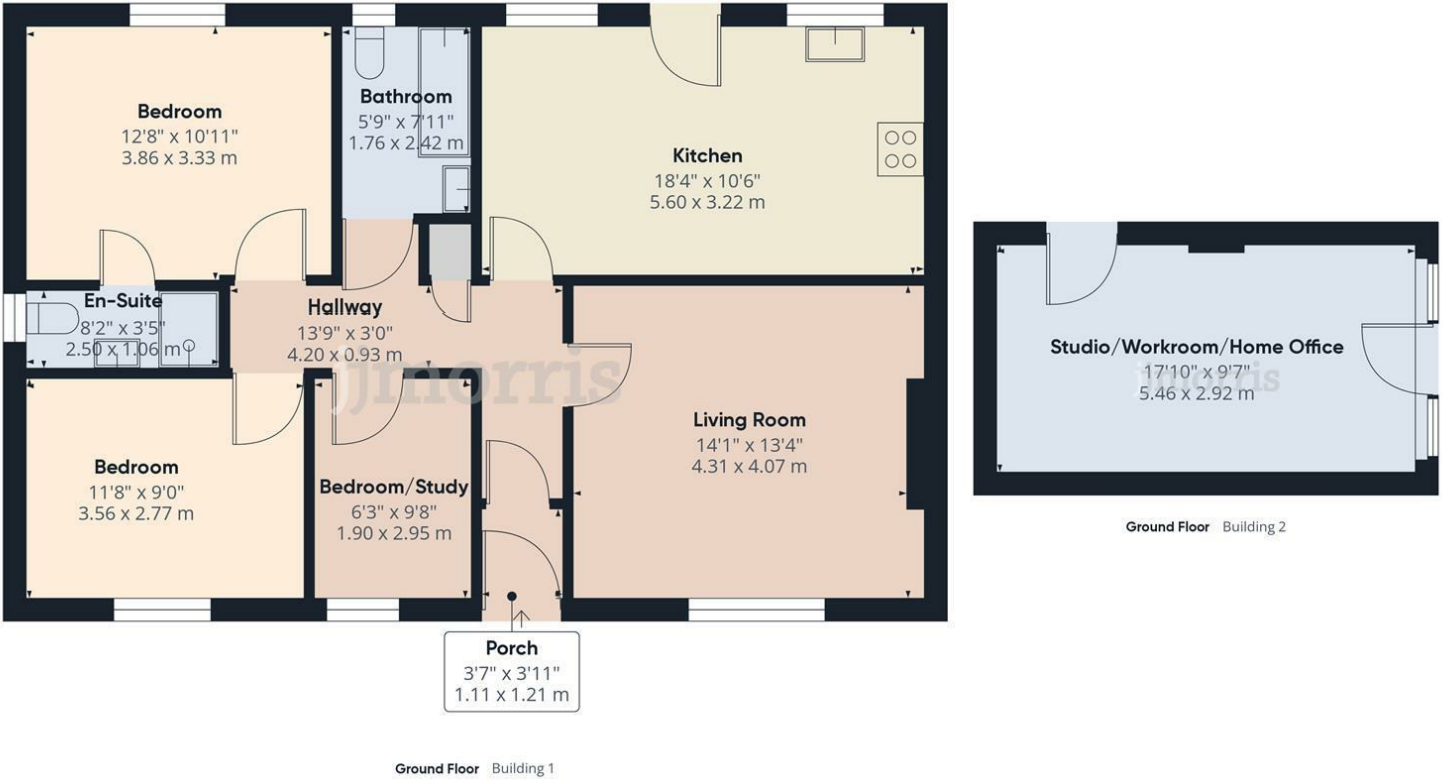
Plan

A Ground Floor Layout Plan of the Property is attached.

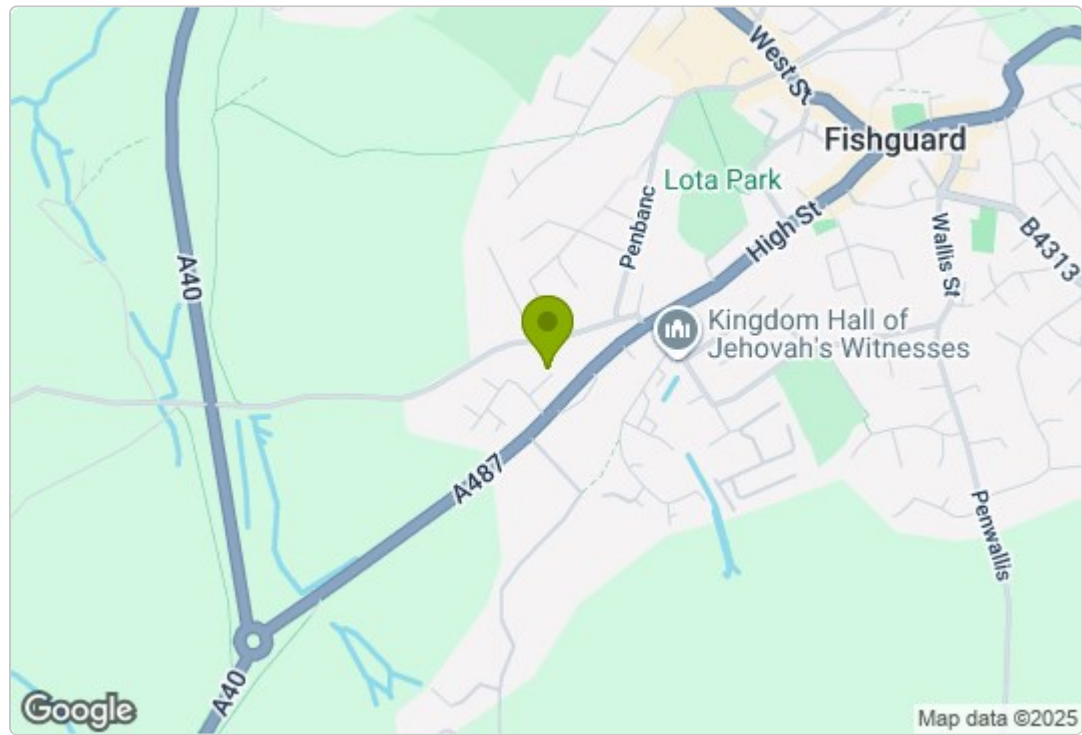
Remarks

29 Parc Loktudi is a comfortable, well appointed Detached single storey Bungalow residence (built circa 2006) which is ideally suited for a Couple, Retirement, Family or for Investment purposes. It is in excellent decorative order benefitting from Gas Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation. In addition, it has ample Off Road Vehicle Parking at the fore together with a former Garage which has been converted to a Studio/Home Office/Workroom and a good sized rear Garden with Lawned Areas, a Paved Patio, Ornamental Stone Areas and Flowering Shrubs. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

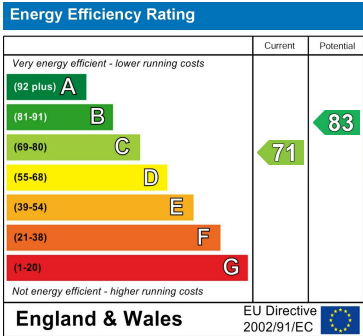
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - E

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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