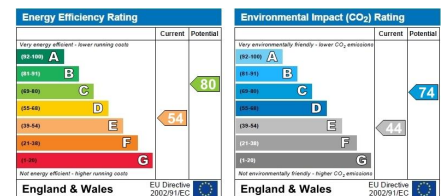




## Mowbray, Windy Hall, Fishguard SA65 9DU

Offers in the region of £282,500

Well Presented 5 x Bed House  
Lovely Sea and Harbour Views  
Spacious Family Home  
Convenient Location  
EPC Rating E



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**WK/DT/71302/011119**

## **DESCRIPTION**

A well presented house enjoying stunning views over Fishguard Bay and the Harbour. The property offers spacious accommodation arranged over three floors which has been modernised but has retained some lovely original features. It is in a convenient position for the shops and other local amenities. There is a patio and garden area to the rear with provision to provide off road parking and an on road parking area to the fore. This really is a lovely property in such a sought after location with early viewing recommended.

## **PORCH**

Enter via front door, tiled flooring, coat hanging facility, door to:

## **HALL**

Telephone point, oak flooring, staircase to first floor, radiator, understairs storage cupboard.

## **SITTING ROOM**

15'11 into alcove x 11'8 (4.85m into alcove x 3.56m) Carpet, double glazed window to front, feature fireplace with inset gas fire, TV point, radiator, cupboard housing gas meter, 2 alcoves to the sides of fireplace.

## **BREAKFAST KITCHEN**

12'6 x 10'8 (3.81m x 3.25m) Fitted with a range of wall and base units with worktops over, eye level Hotpoint double electric oven, 5 ring gas hob with extractor over, radiator, tiled flooring, 1½ bowl stainless steel sink with mixer tap, ceiling down-lighters, glazed external door to rear and sea view.

## **UTILITY ROOM**

8' x 6'7 (2.44m x 2.01m) Plumbing for washing machine, base unit with 1½ bowl sink with mixer tap, plumbing for dishwasher, tiled flooring, window.

## **CLOAKROOM**

Suite comprising of WC, wash hand basin, chrome radiator, window to side, tiled flooring, wall mounted Worcester gas fired combination boiler servicing the domestic hot water and central heating system.

## **LOUNGE**

16'6 x 12'9 (5.03m x 3.89m) Carpet, TV point, multi fuel stove on slate hearth, radiator, picture rail, double glazed bay window to rear enjoying stunning views over Fishguard bay and the harbour.

## **1ST FLOOR REAR LANDING**

Carpet, door to:

## **BEDROOM 1**

16'6 x 12'9 (5.03m x 3.89m) Double glazed bay window to rear with beautiful views over Fishguard bay and the harbour, carpet, TV cable, picture rail.

## **LINEN / STORAGE ROOM**

9'6 x 3'9 (2.90m x 1.14m) Carpet, shelving, double glazed window.

## **FAMILY BATHROOM**

9'6 x 6'7 (2.90m x 2.01m) Suite comprising of 'P' shaped shower bath with mains rainfall shower over and shower screen, chrome towel radiator, tiled flooring, WC, wash hand basin, tiled walls, double glazed window.

## **MAIN LANDING**

Carpet, radiator, door to:

## **BEDROOM 2**

11'8 x 11'7 (3.56m x 3.53m) Carpet, double glazed window to front, radiator, original feature open fireplace, picture rail, TV cable.

## **BEDROOM 3**

12'6 x 11'8 (3.81m x 3.56m) Carpet, double glazed window to rear with sea views, radiator, original feature open fireplace.

## **BEDROOM 4**

8'6 x 7'6 (2.59m x 2.29m) Carpet, double glazed window to front, radiator.

## **SECOND FLOOR**

Carpet, door to:

## **BEDROOM 5**

20'10 x 11'3 (6.35m x 3.43m) Reduced headroom, double glazed dormer window to front, carpet, radiator, roof window.

## **STORE ROOM**

Carpet.

## **EXTERNALLY**

To the rear there is a 2 tiered paved patio and further garden area. There is a right of way for vehicular access to the rear. There is a laneway to the rear which has a right of access enjoyed by the two neighbouring properties. Mowbray enjoys beautiful sea views across Fishguard bay, the beach and the harbour.

## **SERVICES**

We are advised mains gas, water, electricity and drainage are connected.

## **VIEWING**

By appointment with the selling Agents on 01348 873070 or e-mail fishguard@johnfrancis.co.uk

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 1:00pm

## **TENURE**

We are advised that the property is Freehold

## **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From Fishguard square go along West Street and continue along taking the 5th turning on the right signed Heol Dewi (by the masonic hall) you will find Mowbray on the left, last in terrace of three.