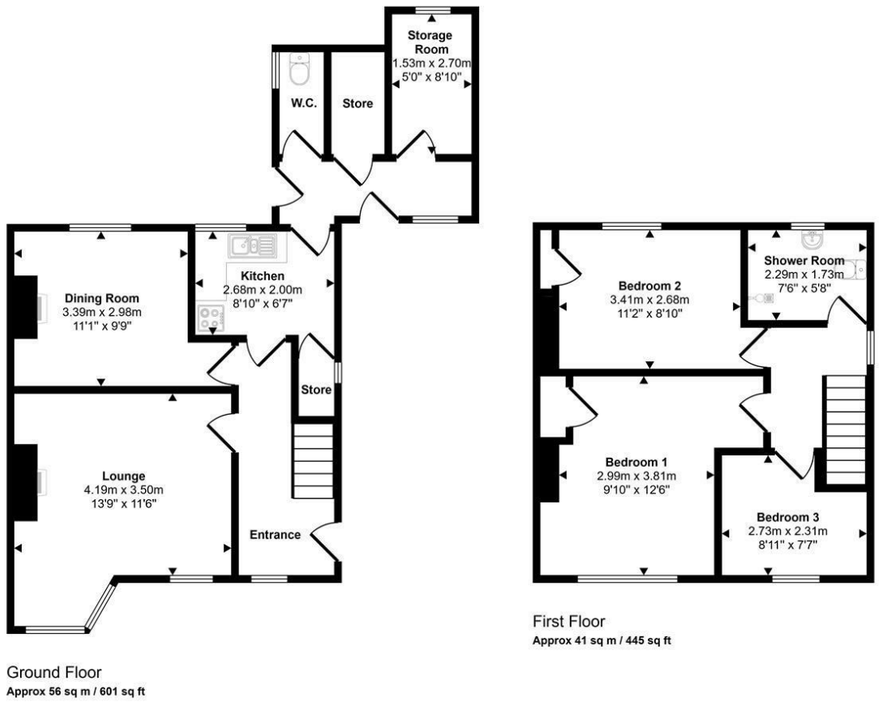
Approx Gross Internal Area
97 sq m / 1047 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Gas, Mains Drainage
HEATING: Gas
TAX: Band C

We would respectfully ask you to call our office before you view this property internally or externally

IRK/MSH/11/26/DRAFT

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Be sure to follow us on Twitter: @WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

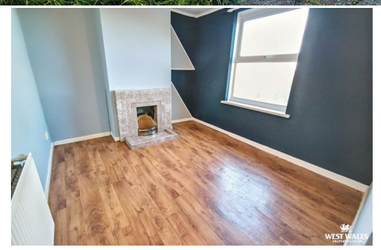
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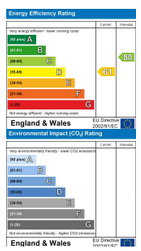






34 Heol Preseli, Fishguard, SA65 9JD

- Semi Detached Property
- First Floor Wet Room
- Useful Attached Outbuilding
- Edge of Fishguard Town
- Gas Central Heating
- Three Bedrooms
- Renovation Opportunity
- Sea Views from Rear
- Close to Amenities
- EPC Rating: D



Offers In Excess Of £120,000

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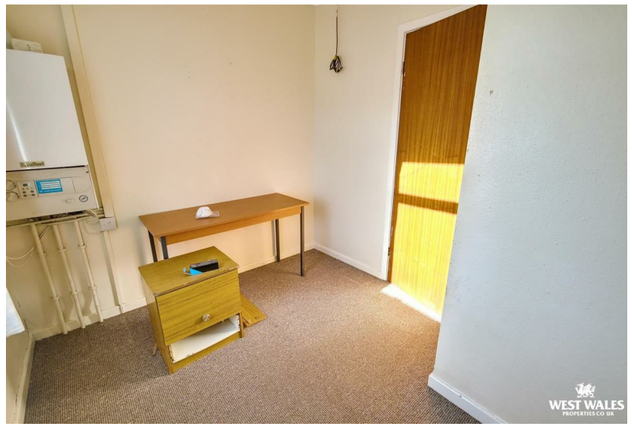
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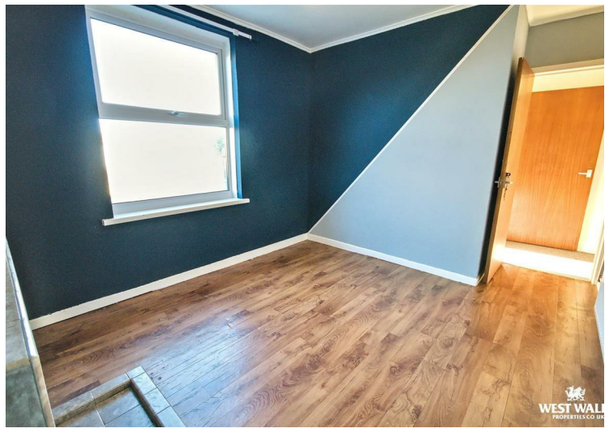












An opportunity to purchase a three bedroom semi-detached property, situated on the outskirts of Fishguard and convenient for local shops and amenities. Despite being in need of some restoration, this versatile family home offers adaptable accommodation suitable for a range of buyers.

The ground floor briefly comprises an entrance hall, living room, dining room, kitchen, pantry, and useful attached outbuildings offering a downstairs toilet and storage space. While the first floor comprises of three bedrooms and a wetroom.

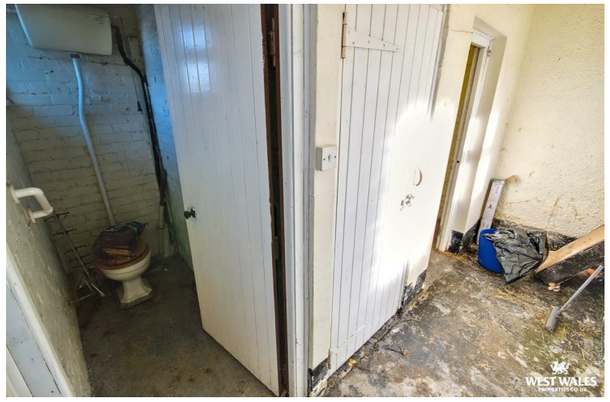
Externally, the property benefits from a south-facing lawned front garden and paved seating area, and has additional access to the attached outbuilding. To the rear is a generously proportioned garden, laid to lawn and enclosed by a block wall, offering distant sea views.

An internal viewing is highly recommended to fully appreciate the versatility and potential this property has to offer, also benefitting from no onward chain.

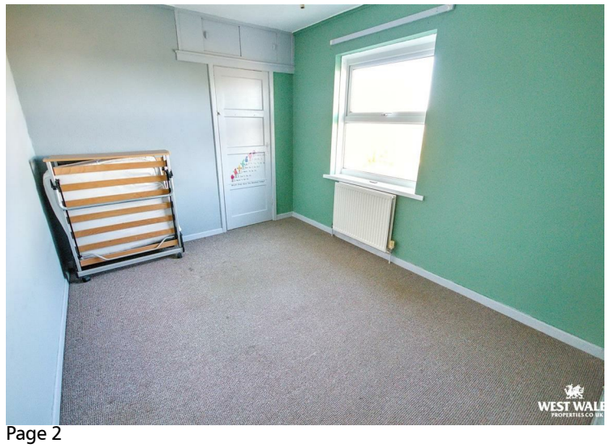
Fishguard is a popular market town and ferry port on the Pembrokeshire coastline. There is a wide variety of shops, restaurants, secondary and junior schools, and a library and leisure centre in the town centre. Fishguard Harbour is the ferry terminal to Southern Ireland, the train station offers excellent transport links. Nearby Goodwick Sands provides a safe beach for families, with other coves and beaches such as Pwllgwaelod, Cwm yr Eglwys, and Abercastle all within easy driving distance.















DIRECTIONS

From our Fishguard office, continue along High Street and take the first left onto Feidr Gongol. Continue straight onto Carreg Onnen and follow the road round to the left until you reach Heol Preseli. Continue for a further 150 yards and the property will be on your left, after the junction for Heol Cleddau. What3Words ///reboot.spices.fuzz

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.