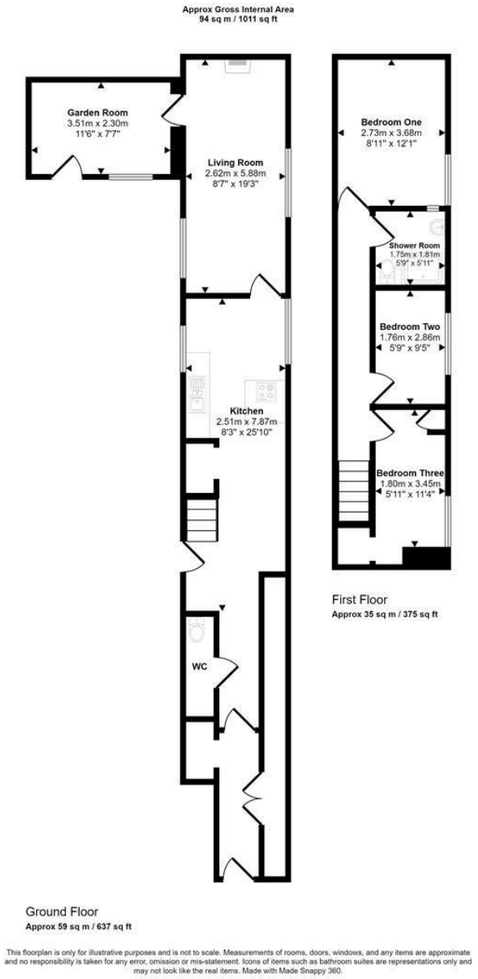



VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'C' Pembrokeshire County Council

ref: LG/AMS/07/24/OK

FACEBOOK & TWITTER
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,**

*COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London*

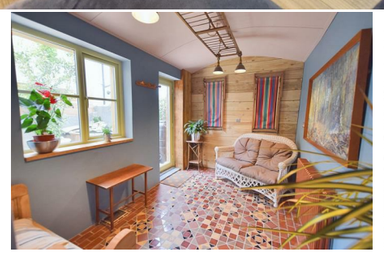
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

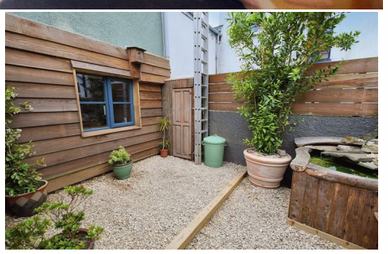


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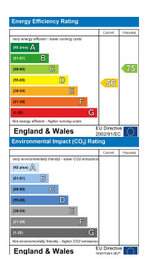






## Mews Cottage Hottipass Street, Fishguard, Pembrokeshire, SA65 9LJ

- Well Presented
- Walking Distance To Amenities
- Shower Room & WC
- Rear Courtyard
- Gas Central Heating
- Recently Updated
- Three Bedrooms
- Ideal Investment Property
- Living Room & Garden Room
- EPC Rating: D

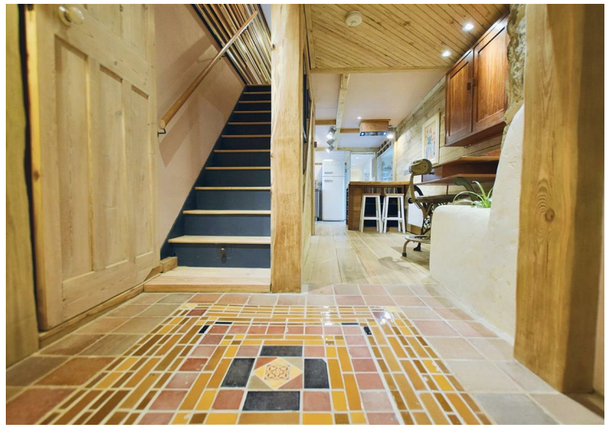



**£195,000**

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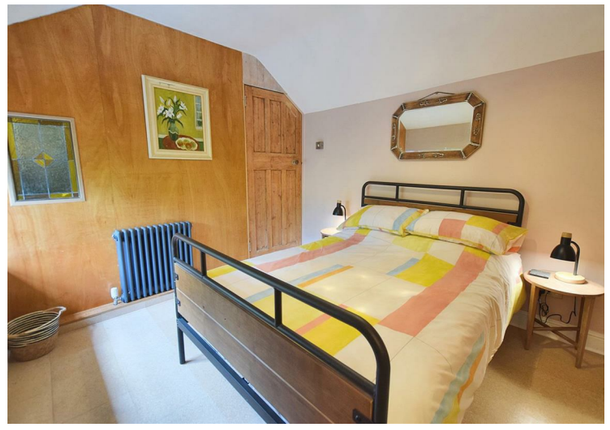
***The Agent that goes the Extra Mile***









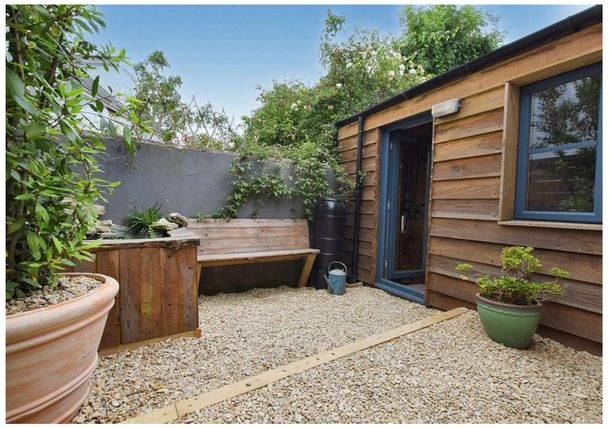












A beautifully presented terraced house located in the town of Fishguard, within walking distance of shops and amenities. The property is full of character and charm boasting a cosy living area, three bedrooms, and a courtyard garden, providing ample space for comfortable living.

Upon entering, you will be greeted by the tastefully decorated interior that has recently been updated by the current owners. There is an entrance hallway, with storage cupboard, and a ground floor WC. The kitchen has many features that includes, a patterned tiled floor at the entrance, a wood panelled wall, a central island with a fitted hob and extractor over, and a built in bench window seat. Beyond the kitchen there is a living/dining room with a stone fireplace, and wooden mantlepiece. From here there is access to the garden room, which again has a wonderful patterned tile floor. A door opens to the courtyard garden. The ground floor offers a great space for entertaining guests or relaxing with your family.

A staircase leads to the first floor where there is a landing with a feature wall, and gives access to the three bedrooms and the shower room.

Externally, to the rear of the property there is a low maintenance gravelled courtyard garden, complete with a delightful feature pond. An ideal spot to sit relax and enjoy the outside space.

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

**Entrance Hall**

**WC**

**Kitchen**

**Lounge**

**Garden Room**

**Master Bedroom**

**Bedroom Two**

**Bedroom Three**

**Shower Room**




## DIRECTIONS

From our Fishguard office proceed across Fishguard Square, continuing down Main Street, turning right into Hamilton Street, turn left at The Cambrian Inn, continuing for a short distance, turning into Hottipass Street where you will find the property on your left hand side. What three words-///oppose.mango.archive

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