



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

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.
TAX: Band C

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary. We would respectfully ask you to call our office before you view this property internally or externally

LG/AMR/10/21/OK/LG

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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.

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

1 Priory Street, Cardigan, Ceredigion, SA43 1BZ
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

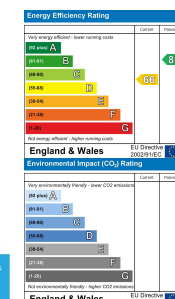


22 Brodog Terrace, Fishguard, Pembrokeshire, SA65 9NW

- MID TERRACE HOUSE
- TWO DOUBLE BEDROOMS & LOFT ROOM
- LOW MAINTENANCE REAR GARDEN
- NEAR SCHOOLS & AMENITIES
- CLOSE TO COAST
- WALK TO TOWN CENTRE
- KITCHEN DINER
- GAS CENTRAL HEATING
- 21' LOUNGE
- EPC RATING: D

Offers In Excess Of £165,000

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A mid-terrace property located in a popular residential area of Fishguard and within a short walk of the schools and town centre. Benefitting from gas central heating, this well-presented accommodation briefly comprises: Porch, hallway, a 21' lounge, kitchen diner with double doors out to the garden, on the ground floor. Stairs lead up to the first floor with two double bedrooms and a family bathroom. A further staircase leads you to the light-filled loft room, currently used as an artist studio by the vendor.

Externally to the front of the property, there is on-street parking. To the rear, the charming garden is low maintenance with a myriad of beautiful flowers, shrubs and even a palm tree! At the bottom of the garden, there are two brick built sheds, one with a WC to the side. From one of the sheds, there is an access door to the lane at the other side of Brodog Terrace.

Fishguard is a popular market town and ferry port on the Pembrokeshire coastline. There is a wide variety of amenities including shops, restaurants. schools, library and leisure centre in the town centre. Fishguard Harbour is the ferry terminal to Southern Ireland and the train station offers excellent communication links to the east. 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.



PORCH

HALLWAY

LOUNGE

21'5" x 12'0" max (6.53 x 3.66 max)

KITCHEN AREA

10'4 x 10'3 (3.15m x 3.12m)

DINING AREA

16'1 x 8' (4.90m x 2.44m)

FIRST FLOOR - LANDING

BEDROOM 1

11'3" x 16'6" max (3.43 x 5.03 max)

BEDROOM 2

10'7" x 9'9" (3.23 x 2.97)

BATHROOM

9'1 x 10'2 (2.77m x 3.10m)

SECOND FLOOR - LANDING

LOFT ROOM

11'3 x 12'11 max (3.43m x 3.94m max)



DIRECTIONS

From our Fishguard Office, proceed up the High Street and turn right at the Co-op. Follow the road, at the junction turn left down West Street and take a right at CK's supermarket. Follow this road around into Brodog Terrace where you will find the property on your right-hand side.

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