Approx Gross Internal Area
92 sq m / 992 sq ft

Ground Floor
Approx 52 sq m / 558 sq ft

First Floor
Approx 40 sq m / 434 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: 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

ref: LG/AMS/03/26/OK

FACEBOOK & TWITTER
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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

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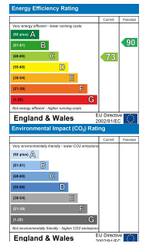
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk

19 Victoria Avenue, Fishguard, SA65 9DJ

- Terraced House near Town Centre
- Two Reception Rooms
- Walking Distance To Amenities
- Character Features
- Gas Heating, Double Glazed
- Well Presented Accommodation
- Three Bedrooms
- Useful Outbuilding
- Rear Garden
- EPC Rating: C



Offers In The Region Of £185,000

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The Agent that goes the Extra Mile

A well-presented terraced house ideally situated in Fishguard, within easy walking distance of the town centre and its amenities. Offering a rear garden, three bedrooms and two reception rooms, this property would make an excellent first-time purchase or family home.

The accommodation briefly comprises an entrance hallway, with a door to the right leading into a bright living room. Here, a bay window allows plenty of natural light to flood the space, complemented by alcove shelving and a feature gas fire. There is also a second reception room, ideal as a dining room, featuring built-in cupboards to either side of the chimney breast, a further gas fire, and a useful understairs storage cupboard. An opening leads through to the kitchen, which is fitted with a range of matching wall and base units, with black and white chequered flooring. Patio doors from the kitchen open out onto the rear garden, creating a lovely connection between indoor and outdoor spaces. Stairs from the hallway lead to the first floor, where there are three bedrooms, two of which are doubles, along with a family bathroom fitted with both a separate bath and shower.

Externally, the enclosed rear garden is mainly laid to lawn. There is a useful outbuilding housing the washing machine, along with a sink and WC. A wooden shed offers additional storage, while the garden itself provides plenty of potential for further landscaping or the creation of seating and planting areas to suit individual tastes.

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.

DIRECTIONS

From our Fishguard office proceed up High street, take the right turning onto the one way system, follow around Co-op, turning left into West Street towards Vergam Terrace. Turn right sign posted Victoria Avenue and it is the fourth property on your left hand side. What three words - ///lied.giraffes.paving

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