

Ground Floor

Approx 34 sq m / 364 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/12/25/OK

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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.

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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14 Bro Stinian, Scleddau, Fishguard, Pembrokeshire, SA65 9RF

- Semi Detached House
- Two Bedrooms
- Off Road Parking
- Village Location
- Tastefully Updated
- Kitchen / Dining Room
- Garden To Front & Rear
- Ideal First Time Buy
- LPG Central Heating
- EPC Rating C

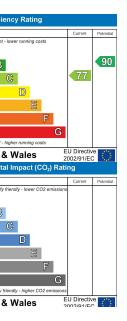
Offers In The Region Of £185,000

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The Agent that goes the Extra Mile





Situated in the rural village of Scleddau, approximately 2 miles from Fishguard town and its amenities. This semi-detached property benefits from off-road parking, LPG central heating and enclosed rear garden, making it ideal for first-time buyers or as an investment opportunity.

The property has been tastefully updated by the current owner and offers well-presented accommodation throughout. The ground floor briefly comprises an entrance porch leading into a stylish lounge, featuring an attractive media wall with wooden panelling and a built-in electric fire. An opening flows through to a modern kitchen/dining room, with matching wall and base units, and patio doors providing access to the rear garden.

Stairs from the lounge rise to the first-floor landing, where there is a bathroom fitted with a WC, wash hand basin, and a bath with shower over. The first floor also offers two double bedrooms and a useful storage cupboard. The loft is accessed from the landing and, as advised by the current owner, has been boarded to provide additional storage space.

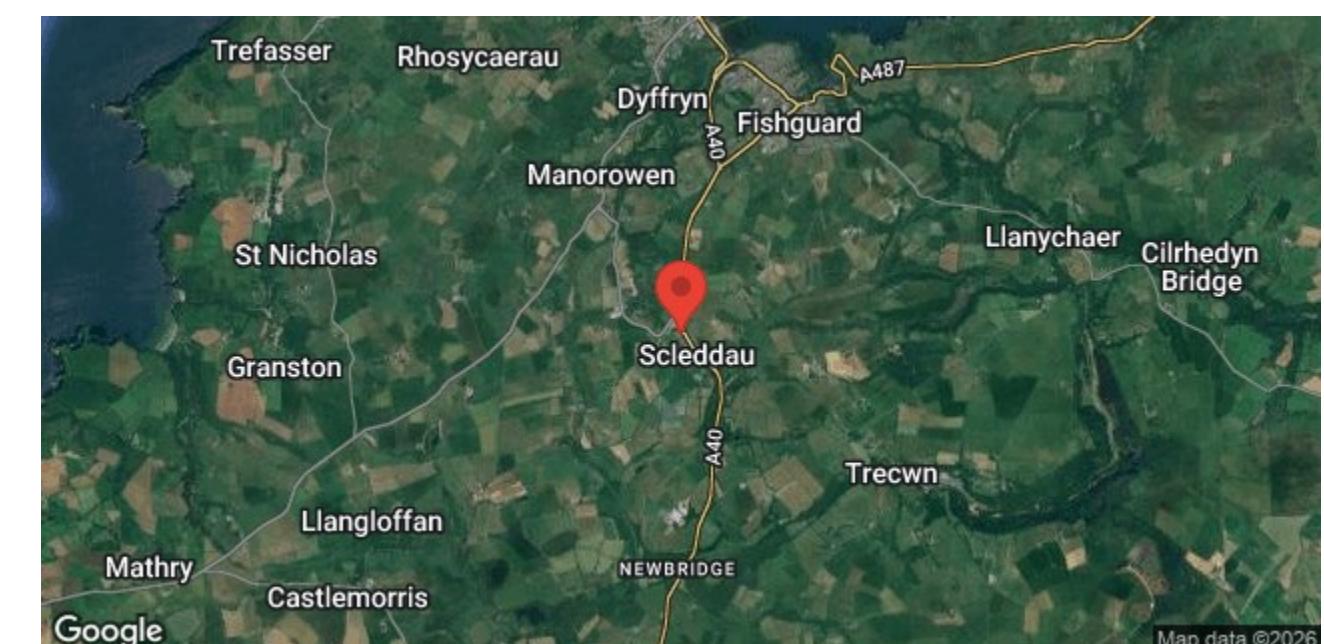
Externally to the front of the property there is a lawned area and a driveway offering off road parking. The rear garden can be accessed via the side of the property or through the dining area and is laid mainly to lawn. Offering a great spot to sit and relax.

Scleddau is 2 miles from the market town of Fishguard, with its range of facilities including supermarket, public houses, train station, junior and secondary schools, leisure centre, shops etc. The ferry to Southern Ireland is located in Goodwick. The county town of Haverfordwest, with its wider range of amenities, is approximately 14 miles to the south, with a regular bus service from the village.



DIRECTIONS

From our office in Fishguard, proceed up the High Street towards Haverfordwest, continuing straight over the roundabout and follow the A40 for two miles until you reach Scleddau. Turn right at the crossroads into Chapel Road, take first right into Waun Las, and continue into Maes Awel. Take the second right turning into Bro Stinian, where you will find the property on the corner on the right hand side. What three words - //insects.passively.expect



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