

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 'E' Pembrokeshire

ref:AMS/LG/09/25/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

**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**

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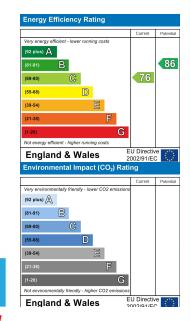
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## Gwelfor 31 Old Newport Road, Lower Town, Fishguard, Pembrokeshire, SA65 9NA

- Fabulous Sea Views
- Elevated Coastal Village Location
- Detached Cottage
- Off-Road Parking
- Character Features
- Well-Presented
- Ideal Family Home or Investment Opportunity
- EPC Rating: C



**Offers In The Region Of £550,000**

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



A charming home set in the popular coastal town of Fishguard, boasting wonderful views across Lower Fishguard Harbour. Full of character and charm, this property offers four bedrooms, gardens, and off-road parking. A viewing is highly recommended to fully appreciate all that this wonderful home has to offer!

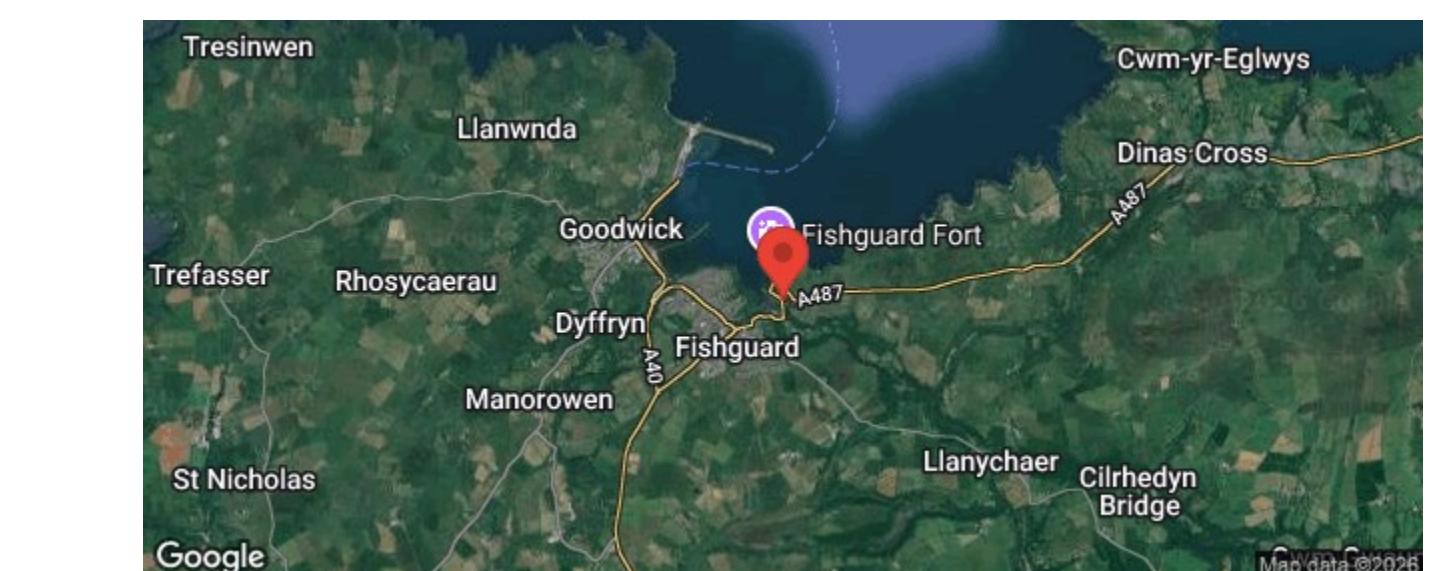
The homely accommodation briefly comprises an entrance porch – a useful space for storing shoes and coats. A door from here opens into the dining room, while another to the right leads into the living room. Both rooms feature exposed wooden ceiling beams, a cosy log-burning stove, and coastal views. The kitchen is fitted with matching wall and base units and provides space for both a washing machine and dishwasher. Beyond the kitchen, a bright sun room takes full advantage of the beautiful views. There is also a ground-floor single bedroom and a convenient shower room. A staircase from the dining room leads to the first floor, where you will find three double bedrooms, two of which enjoy wonderful views across the harbour. There is also a family shower room.

Externally, the property is set in around 0.32 acres of grounds, the property is approached off a minor no through road. To the front there is a patio seating area, perfect for relaxing and taking in the surroundings, and to the side, the garden extends up the bank and includes useful storage sheds. A low-maintenance gravelled area provides off-road parking, while across the road there is additional parking for approximately two vehicles along with an enclosed garden. This garden is laid mainly to lawn and features a greenhouse, pond, apple trees, and space previously used for a chicken coop. Offering plenty of versatility, it presents a wealth of potential for gardening enthusiasts or those seeking additional outdoor space.

Fishguard is a popular market town and ferry port on the Pembrokeshire coastline. The town centre has a wide variety of shops, restaurants, a new secondary school with a leisure centre, junior school and library. The old harbour at Lower Fishguard is nearby with a seasonal cafe and yacht club. Fishguard Harbour is a ferry terminal to Southern Ireland and the train station offers transport links, and there is a regular bus service to Haverfordwest and Aberystwyth. Goodwick Sands provides a safe beach for families, with other coves and beaches such as Pwllgwaed, Cwm yr Eglwys, Abercastle, etc. all within easy driving distance.

## DIRECTIONS

From our Fishguard office follow the road across the roundabout and onto Main Street and continue towards Lower Fishguard. Continue over the bridge in Lower Fishguard and follow the road around. As you start climbing up the hill turn right onto Old Newport Road. Proceed on this road, bearing left up the hill. The property is the last on your right and is denoted by our for sale board. What three words - //magic.mice.springing



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.