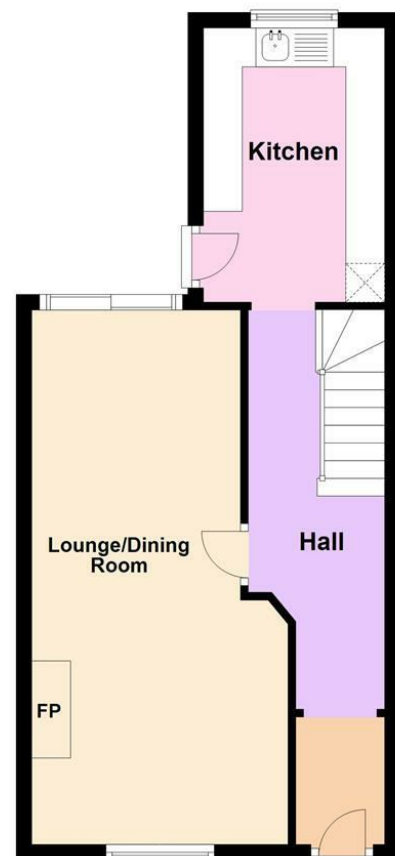


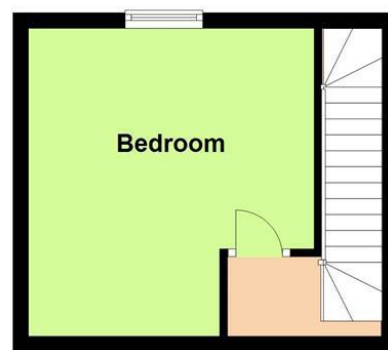
Ground Floor



First Floor



Second Floor



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

GGR/AMR/10/21/OK

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

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.

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

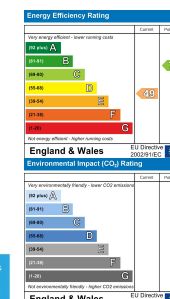


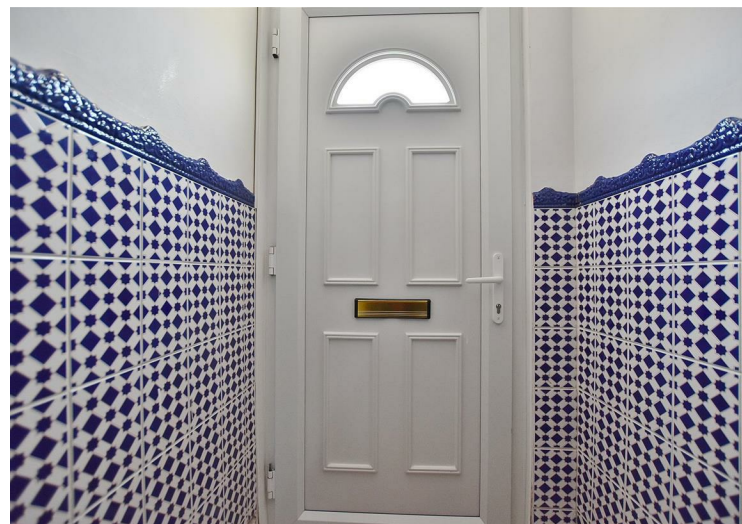
26 Wallis Street, Fishguard, Pembrokeshire, SA65 9HP

- MID TERRACE HOUSE
- TWO BATH/SOWER ROOMS
- SEA VIEWS TO SIDE
- CLOSE TO AMENITIES
- 22' LOUNGE DINING ROOM
- 3 BEDROOMS & LOFT ROOM
- GAS CENTRAL HEATING
- ATTRACTIVE DECKED GARDEN
- POPULAR TOWN LOCATION
- EPC RATING E

Offers In Excess Of £175,000

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





This well-presented mid-terrace property is situated in a popular residential area of Fishguard, and close to many town amenities. Having three bedrooms, a loft room, along with two bath/shower rooms, this property would make an ideal family home.

Benefitting from gas central heating the accommodation briefly comprises: Entrance hallway, a 22' lounge/dining room with sliding doors out to the decked rear garden, and kitchen on the ground floor. Stairs lead up to the first floor with three bedrooms, two of which are doubles, a shower room, and a separate bathroom. A further staircase leads up to a light-filled loft room.

Externally to the front of the property, there is on-street parking. At the rear, there is an attractive decked garden with fantastic side sea views. There is a seating area and a brick-built shed, which will be handy for storage.

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 transport 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.



HALLWAY

LOUNGE/DINING ROOM
10'10 max x 22'7 (3.30m max x 6.88m)

KITCHEN
11'4 x 7'8 (3.45m x 2.34m)

LANDING

BEDROOM 1
6'3 x 8'5 (1.91m x 2.57m)

BEDROOM 2
8'4 x 11'7 (2.54m x 3.53m)

BEDROOM 3
9' x 10'6 (2.74m x 3.20m)

SHOWER ROOM
5'5 x 4'8 (1.65m x 1.42m)

BATHROOM
7'7 x 6'10 (2.31m x 2.08m)

LANDING

LOFT ROOM
12'1 max x 13' max (3.68m max x 3.96m max)



DIRECTIONS

From our Fishguard office proceed down High Street and into Main Street. Take the first right into Hamilton Street, continue until you reach Wallis Street, where you will find the property on your left-hand side.

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