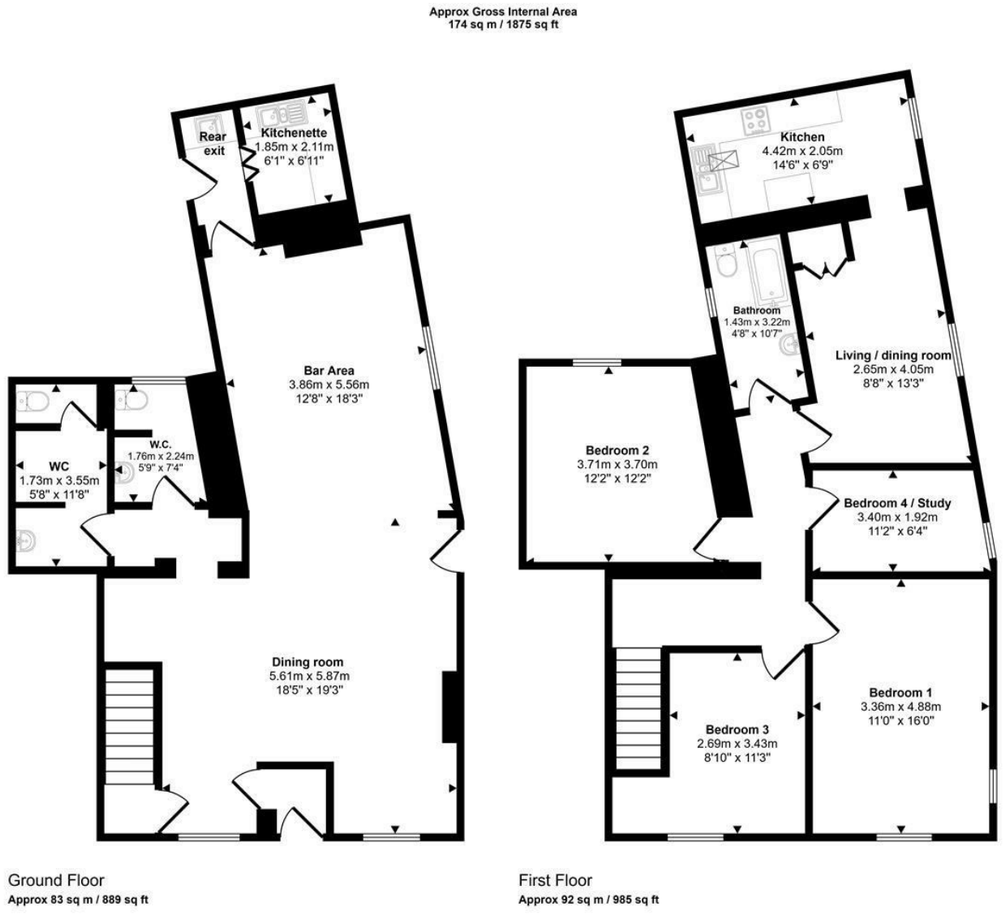

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band - Flat is Band B / Rate-able value on business premises £1750

LG/AMS/04/26/DRAFT

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,

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41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
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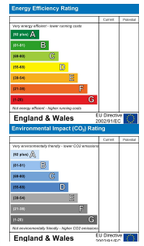
Cambrian Public House Hamilton Street, Fishguard, Pembrokeshire, SA65 9HL

- **FOR SALE BY MODERN AUCTION**
- **Convenient Town Location**
- **First Floor Accomodation**
- **One/Two Reception Rooms**
- **Gas Central Heating**
- **Commercial Premises**
- **Income Potential**
- **Three/Four Bedrooms**
- **Courtyard and Storage Shed**
- **EPC Rating: C**



Guide Price £110,000

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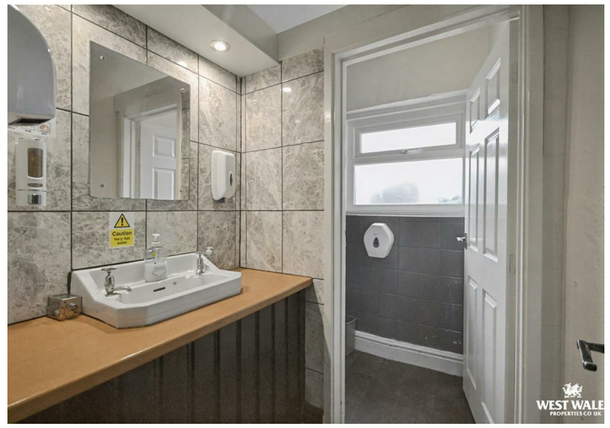












FOR SALE BY MODERN AUCTION

Formerly operated as a public house with living accommodation above, this prominently located property in the centre of Fishguard offers an excellent opportunity for owner-occupiers, investors, or those seeking to re-establish a hospitality business. The property also lends itself to alternative uses, such as a cafe, retail unit, or residential conversion, subject to the necessary planning consents.

The ground floor comprises an entrance porch leading into a bar and dining area, with half wood panelled walls, and a feature fireplace and log burning stove. To the rear is a kitchenette with storage and sink, together with access to the rear outdoor space. Separate male and female WCs are also provided.

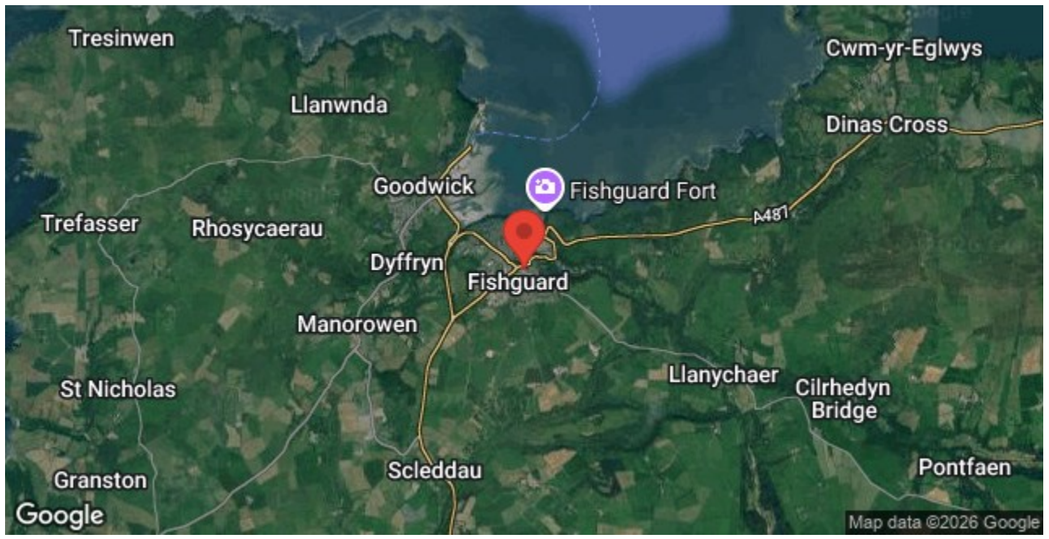
A staircase leads to the first floor, which offers living accommodation. This includes a living / dining room with built in storage cupboard. From here an opening leads to the fitted kitchen with a range of wall and base units. There are four bedrooms, three of which are doubles and a bathroom comprising WC, wash basin, and bath with shower over.

Externally the property has a small, low maintenance, enclosed courtyard seating area, with access to a wooden storage shed.

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, turn right. At the mini roundabout, take the first exit towards Lower Fishguard. Take the first right turning. The property will be found a little while ahead on the right hand side. What 3 Words: ///elated.butternut.nagging



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