



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 'D' Pembrokeshire

ref: LG/AMS/05/25/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

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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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9 The Slade, Fishguard, Pembrokeshire, SA65 9PD

- Semi Detached Cottage
- Three Storey Accommodation
- Walking Distance To Lower Fishguard
- Front & Rear Gardens
- Gas Central Heating
- Near Town Centre
- Three Bedrooms & Loft Room
- Full of Character & Charm
- Near Coastal Path
- EPC Rating: D

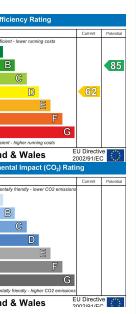
Offers In The Region Of £299,000

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The Agent that goes the Extra Mile





A well presented semi-detached cottage full of character and charm, ideally located within walking distance of Lower Fishguard, the nearby beach, the marine walk and the town centre with its range of amenities. This delightful home offers three bedrooms and a versatile loft room, making it an excellent choice for first-time buyers or a family home.

Briefly comprising on the ground floor: an entrance hall featuring some original floor tiles, with access to a downstairs WC and the lounge/diner. The lounge area boasts a cosy fireplace with a multi-fuel stove, along with alcove cupboards and shelving. An opening leads to the dining area which includes alcove shelving, a doorway to the kitchen, and direct access to the rear garden. The kitchen is well-equipped with a range of modern wall and base units, built-in appliances, and windows offering views over the garden.

On the first floor, there are three bedrooms, two of which are double and a modern family bathroom complete with a bath, WC, wash hand basin, and separate shower cubicle. A built-in cupboard on the landing houses the Worcester gas combi boiler. A further staircase leads to the second floor, where you'll find the loft room featuring exposed A-frame beams and Velux windows—ideal for further accommodation or home office.

Externally, the front of the property features a charming garden with a variety of shrubs and plants. The rear garden is enclosed, and can be accessed via the dining area. This outdoor space is well maintained and includes a paved patio, a wooden garden shed providing useful storage, flower and shrub borders. Towards the end of the garden there is a raised timber-decked seating area accessed via a few steps, from here there are lovely countryside views of the Preseli Mountains - a perfect spot for relaxing or entertaining

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 Pwllgwaed, Cwm yr Eglwys, Abercastle, etc all within easy driving distance.



DIRECTIONS

From our office in Fishguard proceed up High Street, turning right to follow the one way system around past the Co-op supermarket, when you reach the end of the road turn left onto West Street and then the first right onto The Slade. Continue down the hill for a short distance and you will find the cottage on your right hand side as indicated by our for sale board. What 3 Words //shunning.meatball.kebabs



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