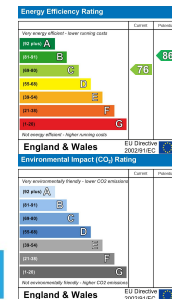


## Gwelfor 31 Old Newport Road, Lower Town, Fishguard, Pembrokeshire, SA65 9NA

- Fabulous Sea Views
- Detached Cottage
- Off-Road Parking
- Character Features
- Ideal Family Home or Investment Opportunity
- Elevated Coastal Village Location
- 4 Bedrooms & 2 Bathrooms
- Gardens to Front
- Well-Presented
- EPC Rating: C

**Offers In The Region Of £550,000**

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



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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!

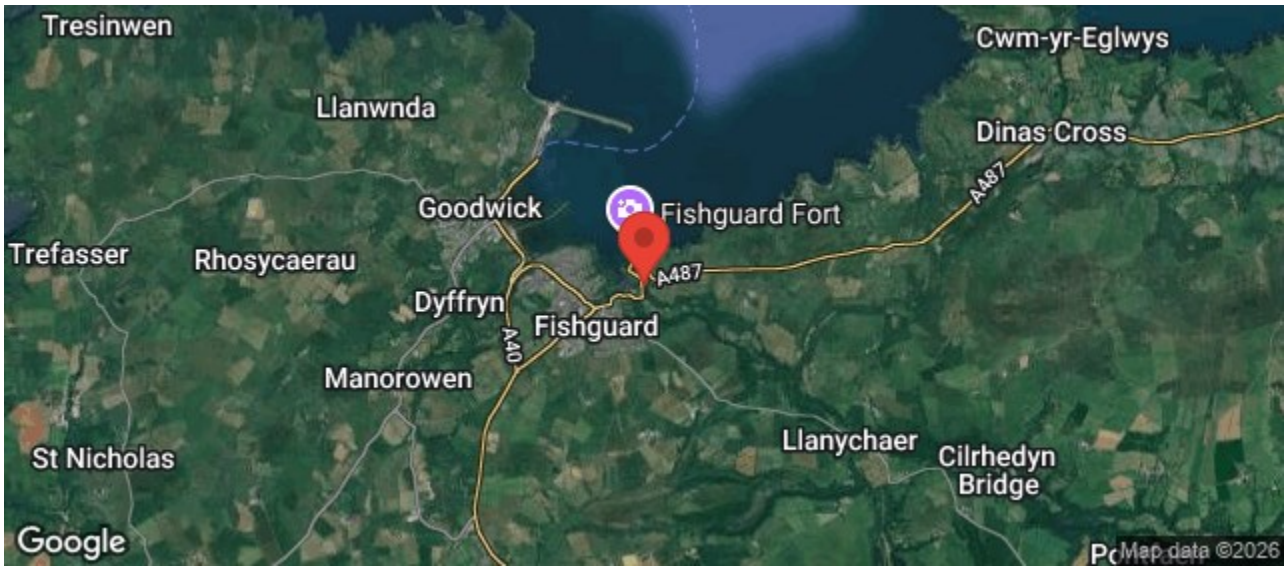
The homely accommodation briefly comprises an entrance porch – a useful space for storing shoes and coats. A door from here opens into the dining room, while another to the right leads into the living room. Both rooms feature exposed wooden ceiling beams, a cosy log-burning stove, and coastal views. 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 the 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 Pwllgwaelod, 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.