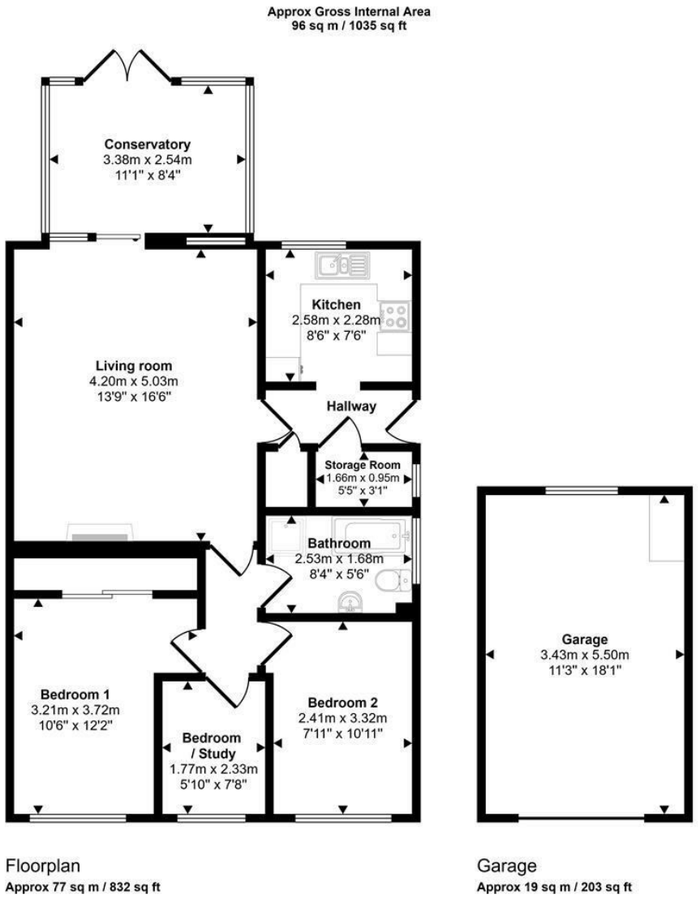


VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'D' Pembrokeshire County Council

ref: LW/LW_AUCTION/10/26/OK

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

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk



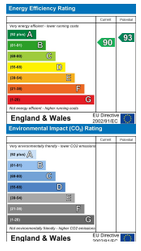






15 Clos Y Bigney, Fishguard, Pembrokeshire, SA65 9BG

- ** For Sale by Auction **
- Three Bedrooms
- Approx. 0.5 Miles To The Coast
- Detached Garage
- Gas Central Heating & Leased Solar Panels
- Detached Bungalow
- Walking Distance of Town & Amenities
- Garden To Front & Rear
- Off Road Parking
- EPC Rating : B



Auction Guide £175,000

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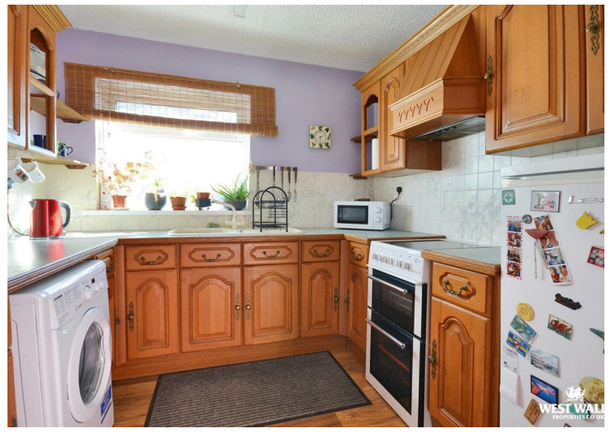
The Agent that goes the Extra Mile













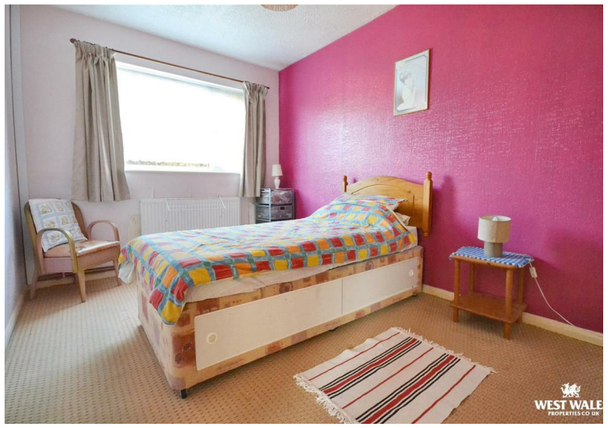
A detached bungalow situated on the outskirts of the coastal town of Fishguard, within walking distance of the shops, schools, health centre and amenities. The property benefits from gas central heating, double glazing, off-road parking for two cars and a detached garage.

The property is accessed via the side of the bungalow, leading into a welcoming entrance hallway. To the right, an opening leads into the kitchen, which is fitted with a range of matching wall and base units, along with space for a washing machine, oven, and fridge freezer. A window above the sink overlooks the rear garden. The hallway also benefits from two useful storage cupboards.

The living and dining area features a feature fireplace with an electric fire. From here, glazed sliding doors open into the conservatory, a bright and airy space that enjoys plenty of natural light and offers lovely views over the rear garden. Positioned towards the front of the bungalow are three bedrooms, two of which are doubles, with one benefiting from built-in wardrobes. The accommodation is completed by a bathroom fitted with both a separate bath and shower.

Externally, the front of the property features a driveway that provides off-road parking for multiple vehicles and offers access to the garage, which is equipped with power and lighting. There is also a lawned front garden, enclosed by mature hedging. The rear garden can be accessed either via a side gate or through the conservatory. It is predominantly laid to lawn, complemented by a central flower bed and a variety of mature shrubs and trees. Additional features include a greenhouse and a small pond, creating a great space —perfect for relaxing and enjoying the garden.











DIRECTIONS

From our Fishguard office proceed up High Street, turning right before the Petrol Filling Station follow road for a short distance, turn left at the mini roundabout, follow the road for a short distance, and turn right into Clos y Bigney. Continue along the road and the property will be found on your right hand side denoted by our for sale board. What three words - ///solids.mini.crows

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