Copper Coins, Bryn Siriol, Fishguard

Offers In The Region Of £299,950

We are delighted to present this exceptionally spacious and versatile 5-bedroom dormer bungalow, ideally located in the heart of Fishguard, Pembrokeshire. Set in an elevated position, the property enjoys stunning first-floor sea views and beautifully landscaped gardens to the rear — a true haven for relaxing or entertaining.

Inside, the well-maintained home offers a generous layout, designed with family living in mind. The light-filled lounge features a striking picture window, seamlessly flowing into the open-plan dining area and a charming sun room overlooking the delightful gardens. The well-proportioned kitchen is complemented by a large separate utility room, ensuring both style and practicality.

Up to five bedrooms provide excellent flexibility for growing families, guests, or dedicated home office space. A large cellar offers ample storage or workshop potential, while an attached garage and expansive driveway cater comfortably to modern parking needs.

Perfectly positioned for access to Fishguard's local amenities and the scenic Pembrokeshire coastline, this spacious and airy home with charming private grounds needs to be seen to be appreciated.

R K & son Lucas
PEMBROKESHIRE'S PROPERTY PROFESSIONALS

Covering the whole of Pembrokeshire from offices in Haverfordwest and Milford Haven.

www.rklucas.co.uk

01437 762538 01646 695713

RICS®

naea | propertymark PROTECTED

Hallway 13'4" x 3'7" (4.08 x 1.1)
Open-tread staircase to first floor.

Living Room 12'2" x 14'0" (3.72 x 4.28)
Large picture window to front allowing natural light to flood in, views towards the sea, fireplace with gas fire, open plan to

Dining Room 7'10" x 8'9" (2.4 x 2.69)
Patio door to

Sun Room 8'0" x 9'11" (2.46 x 3.03)
Overlooking the private gardens and patio. Glazed windows with blinds to windows, doors to rear garden.

Kitchen 7'9" x 11'7" (2.38 x 3.55)
Window to rear, large kitchen with a range of modern fitted base and wall units, stainless steel sink and drainer, seating area, door to integral garage, door to

Utility 7'10" x 8'3" (2.41 x 2.53)
Large utility, with window to rear, uPVC door to front, pantry, plumbing for washing machine, appliance space.

Bedroom 1 13'9" x 11'5" (4.2 x 3.49)
Large bedroom with large window to front, views towards the sea.

Bedroom 2 10'4" x 11'3" (3.15 x 3.44)
Double bedroom with window to rear and fitted wardrobes.

Bathroom 5'4" x 6'9" (1.65 x 2.08)
Window to rear, modern suite comprising panelled bath with shower and screen over, vanity sink unit and wc.

First Floor - Landing 2'7" x 13'4" (0.79 x 4.07)
Storage cupboard, doors to

Bathroom 6'6" x 5'8" (1.99 x 1.73)
Window to rear, shower cubicle, wc and wash hand basin.

Bedroom 3 9'9" x 14'0" (2.99 x 4.27)
Large bedroom with window to side, benefiting from outstanding sea views., fitted wardrobes, eaves storage.

Bedroom 4 9'10" x 11'9" (3.01 x 3.59)
Large double bedroom with window to side, fitted wardrobes and eaves storage.

Bedroom 5 / Study 7'1" x 10'9" (2.17 x 3.29)
Dormer window to front.

Integral Garage 16'6" x 8'5" (5.05 x 2.59)
Large garage with up and over door, gas fired boiler with Hive control

Outside
To the fore a pleasant enclosed lawned gardens with shrubs adorning. The driveway provides parking for 3 vehicles and leads to a useful car-port.

The rear gardens are exquisite, having been well designed and landscaped to provide privacy and enchantment. The gardens are zoned and are well stocked with shrubs, bushes and plants. Laid to three main lawned areas and patios, the garden has features which include a pergola, summer house and bar-b-q area.

Cellar
Accessed from the side of the property, with limited head height is a large storage and workshop area.

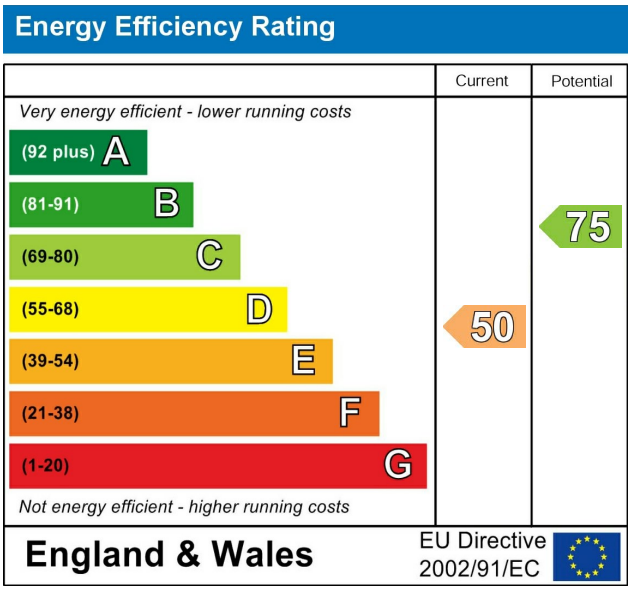
Additional Information
Tenure: Freehold
Services: All mains
Local Authority: Pembrokeshire County Council
Council Tax: Band E

Broadband: Ultrafast available
Mobile: Limited/Likely, depending on provider
Interested parties should make their own enquiries

Viewing: By appointment with R K Lucas & Son

See even more photos on our website
www.rklucas.co.uk

From Fishguard Square, drive down Main Street (in the direction of Newport) for about 70 yards. Turn right into Hamilton Street and continue for approximately 100 yards. Then, turn left into Park Street and drive another 100 yards. As the road curves to the right, it becomes Hottipass Street—follow it for about 100 yards, then take the first right into Bryn Siriol. Drive up the hill for around 40 yards, and Copper Coins will be on the right-hand side.



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.