



## Fernleigh 12 Penslade Terrace, Fishguard, Pembrokeshire, SA65 9AB

**Price Guide £215,000**

- \* An attractive Terraced 3 storey Town House.
- \* Well appointed 2 Reception, 4/5 Bedroom and 1 Bathroom accommodation.
  - \* All Mains Services. Gas Central Heating and uPVC Double Glazing.
- \* Walled Forecourt and a rear Concrete Yard/Patio and a former Vegetable Garden with a Flower and Shrub Border.
  - \* Substantial Garage/Workshop 21'4" x 12'3" with access onto Bryn Road.
- \* Ideally suited for Family or early Retirement purposes with excellent Bed & Breakfast/Guest House potential.
  - \* Early inspection strongly advised. Realistic Price Guide. EPC Rating E

## SITUATION

Fishguard is a popular Market Town which stands on the North Pembrokeshire Coastline some 15 miles or so north of the County and Market Town of Haverfordwest. Fishguard has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The twin town of Goodwick is a mile or so distant and Fishguard Harbour being close by, provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The Pembrokeshire Coast The Parrog is within a mile or so of the Property and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm yr Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Penslade is a popular residential area which runs in a north easterly direction off West Street towards Sladeway. Fernleigh is situated within 300 yards or so of Fishguard Town Shopping Centre and Market Square.

## DIRECTIONS

By foot, from the offices of Messrs J.J. Morris at 21 West Street, turn left and some 50 yards or so further on, take the second turning on the right into Penslade Terrace. Continue on this road for 80 yards or so and Fernleigh is situated on the left hand side of the road. A For Sale Board is erected on site.

Alternatively by car, from the offices of Messrs J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for 130 yards and take the turning on the right adjacent to Theatr Gwaun into Brodog Lane. Continue on this road for a 160 yards or so and turn right into Sladeway. Proceed on this road for 200 yards and follow the road to the right into Penslade. Continue on this road for a further

100 yards or so and Fernleigh, 12 Penslade Terrace is situated on the right hand side of the road. A For Sale Board is erected on site.

## DESCRIPTION

Fernleigh comprises a Terraced 3 storey Dwelling House of solid stone and brick construction with rendered and coloured front elevation and whitened stone and brick and natural stone and brick faced side and rear elevations under a pitched slate roof. Accommodation is as follows:-

### Storm Porch

9'0" x 3'6" (2.74m x 1.07m)

With half glazed door to:-

### Porch

4'0" x 4'0" (1.22m x 1.22m)

approx. With quarry tile floor, electricity meter and consumer unit, ceiling light and glazed door to:-

### Hall

21'3" x 5'9" (6.48m x 1.75m)

(maximum). With fitted carpet, double panelled radiator, staircase to First Floor, Understairs Cloaks area 3'9" x 3'0" (1.14m x 0.91m) with ceiling light, dado rail, telephone point, power point, ceiling light and doors to Kitchen, Dining Room and:-

### Sitting Room



15'0" x 12'0" (4.57m x 3.66m)

plus bay 5'9" x 5'3" (1.75m x 1.60m). With fitted carpet, radiator, attractive cornice, uPVC double glazed bay window, Slate, Cast Iron and Tile open fireplace, picture rail, TV connection, ceiling light, 2 wall lights and 8 power points.

## Dining Room



12'6" x 12'3" (3.81m x 3.73m)

With fitted carpet, uPVC double glazed window, double panelled radiator, tiled open fireplace with an Oak surround, 2 built in display/storage cupboards, picture rail, ceiling light and 4 power points.

## Kitchen/Breakfast Room



12'3" x 9'9" (3.73m x 2.97m)

With fitted carpet, 2 uPVC double glazed windows, range of floor and wall cupboards, inset single drainer stainless steel sink unit with hot and cold, strip light, radiator, Parkinson Cowan freestanding 4 ring Gas Cooker, Danfoss central heating timeswitch, 9 power points, Ideal Mexico Gas Boiler (heating domestic hot water and firing central heating), radiator and door to:-

## Utility Room



10'9" x 6'11" (3.28m x 2.13m)

With quarry tile floor, uPVC double glazed window, uPVC double glazed door to exterior, Velux window, plumbing for automatic washing machine, inset single drainer stainless steel sink unit with mixer tap, strip light and 6 power points.

## Half Landing

5'9" x 3'5" (1.75m x 1.04m)

With fitted carpet, stairs to Main Landing and:-

## Rear Landing

4'9" x 3'0" (1.45m x 0.91m)

With fitted carpet, 1 power point and access to Loft.

## Separate WC



6'8" x 5'5" (2.03m x 1.65m)

With fitted carpet, uPVC double glazed window, suite of Wash Hand Basin and WC, toilet roll holder, Airing Cupboard with shelves housing a pre-lagged copper hot water cylinder and immersion heater, splashback/mirror and an electric wall heater.

## Bathroom



9'9" x 7'2" (2.97m x 2.18m)

With fitted carpet, 2 uPVC double glazed windows with vertical blinds, white suite of panelled Bath, Wash Hand Basin and WC, ceiling light, radiator, picture rail, electrically operated bath seat (available by negotiation), wall mirror and a shaver light/point.

## FIRST FLOOR

### Landing



11'3" x 7'0" (3.43m x 2.13m)

(maximum). With fitted carpet, staircase to Second Floor, ceiling light, smoke detector (not tested) and a dado rail.

## Bedroom 1



12'2" x 12'0" (3.71m x 3.66m)

plus bay 5'9" x 5'0" (1.75m x 1.52m). With fitted carpet, ceiling light, picture rail, pull switch, uPVC double glazed bay window and 5 power points.

## Bedroom 2



12'9" x 12'0" (3.89m x 3.66m)

(maximum). With fitted carpet, uPVC double glazed window, ceiling light, radiator and 2 power points.

### Bedroom 3 (front)



9'3" x 6'11" (2.82m x 2.11m)

With fitted carpet, uPVC double glazed window, radiator, ceiling light and 2 power points.

### Half Landing

5'10" x 2'10" (1.78m x 0.86m)

With fitted carpet and stair to:-

### SECOND FLOOR

#### Landing



With fitted carpet, 1 power point, Pine tongue and groove clad wall and ceiling, ceiling light and doors to Bedroom 5/Store/Work Room and:-

### Bedroom 4/Loft Room



18'10" x 8'7" (5.74m x 2.62m )

plus dormer 8'6" x 5'8" (2.59m x 1.73m). With Pine floorboards, Pine tongue and groove clad walls and ceiling, uPVC double glazed window (affording delightful views), ceiling light and 1 power point.

### Bedroom 5/Store/Work Room

12'7" x 8'8" (3.84m x 2.64m)

With Pine floorboards, Velux window, access to Loft, 1 power point and ceiling light.

### EXTERNALLY

There is a stone walled and railed forecourt to the Property together with paved areas and a gently sloping paved path which leads to the Storm Porch. To the rear of the Property is a concreted Yard/Patio which gives access to a :-

### Store Shed (former Larder)

8'9" x 2'6"

Of brick construction with a lean to slate roof. There is also an:-

### Outside WC

5'1" x 3'8" and a:-

### Former Coal/Log Shed

6'4" x 6'0" (1.93m x 1.83m)

Steps from the rear Concreted Yard/Patio give access to a reasonable sized raised Garden with a Flower and Shrub Border and a former Vegetable Garden. A pedestrian door from the Garden leads to a:-

## Garage/Workshop



21'4" x 12'3" (6.50m x 3.73m)

Of concrete block construction with rendered elevations under a pitched box profile roof. Vehicular access to the Garage is via a metal up and over door which leads off Bryn Road.

Outside Light and an Outside Water Tap in the Outside WC.

The boundaries of the Property are coloured red on the attached Plan to the Scale of 1/2500.

### SERVICES

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Telephone, subject to British Telecom Regulations.

### TENURE

Freehold with Vacant Possession upon Completion.

### REMARKS

Fernleigh is a substantial 3 storey Terraced Town House which stands in a popular residential area and within a short walk of the Shops at West Street. The Property is in good decorative order throughout benefiting from Gas Central Heating and uPVC Double Glazing. In addition, it has a walled and railed forecourt as well as a concrete Yard/Patio and a reasonable sized former Vegetable Garden with a Flower and Shrub Border. In addition, there is a substantial Garage/Workshop 21'4" x 12'3" with vehicular access leading onto Bryn Road. It is ideally suited for Family or Retirement purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.



Football Ground  
**ARD NORTH PH**

**Fernleigh, 12 Penslade Terrace, Fishguard,  
 Pembrokeshire.**

4500

**Plan Not to Scale**

5500

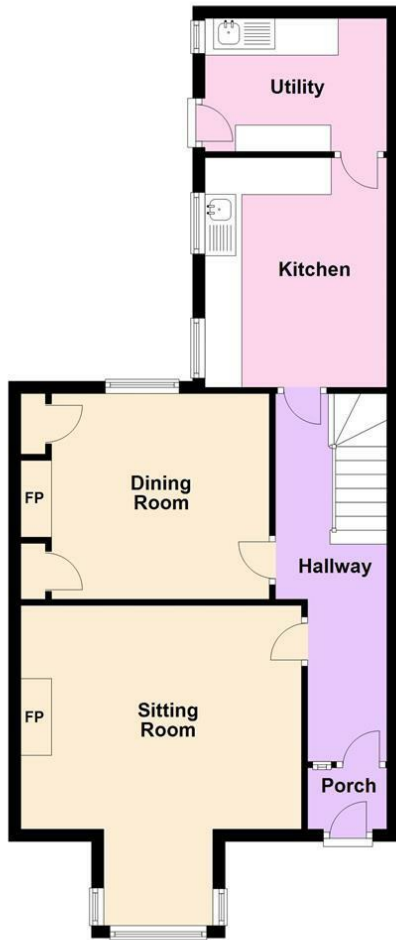
**Plan for Identification Purposes Only**

House	BH	Guide Post	GP	Signal Bridge	S Br
Mark	BM	Letter Box	LB	Signal Post	SP
Level Post	RP	Level Crossing	LC	Spring	Spr

**PARCEL N<sup>o</sup>**  
 The number and acreage of each

# Floor Plan

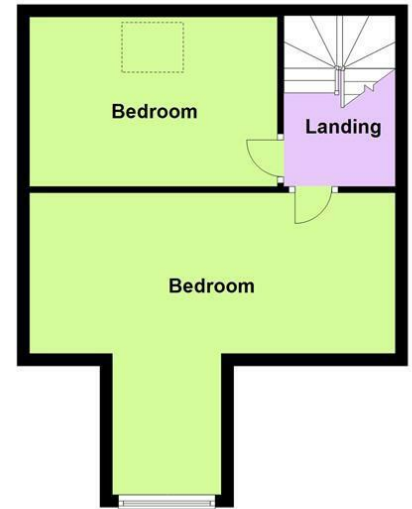
Ground Floor



First Floor



Second Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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