



- No Onward Chain
- Detached 4 Bedroom House Located on outskirts of Fishguard
- Off Road Parking and Garage
- Views over Goodwick Harbour to Rear

Offers In Region Of £249,950

EPC Rating 'C'





The Property

No.2 Heol Caradog is a very well presented detached 4 bedroom house with the ground floor level accommodating the 4 bedrooms and bathroom and lower ground level accommodating the living space.

The property has been very well cared for and updated over the years and provides good space throughout. Heol Caradog is a popular residential area on the outskirts of Fishguard town close to amenities.

The property has off road parking as well as a detached garage. A path to side leads to an enclosed rear garden with views, making this an ideal recreational area for all ages.

This is a NO ONWARD CHAIN SALE and viewing is highly recommended to fully appreciate both internal and external space.

Location

Fishguard is a small market town and ferry port on the Pembrokeshire coastline. It is a popular holiday destination, maintaining the character of a traditional Welsh fishing town. There is a wide variety of shops and restaurants, several petrol stations, library, leisure centre and schools. The Pembrokeshire coastal path winds its way along the rugged cliffs and rolling meadows that surround Fishguard, showcasing the beautiful local beaches of Cwm yr Eglwys, Pwllgwaelod and many more, where there is an abundance of local wildlife including seals, penguins, dolphins and rare birds. Hiking, fishing, boating and more adventurous water sports such as coasteering and surfing are close at hand, as are the facilities and activities of the neighbouring bustling towns of Cardigan, Haverfordwest and Pembroke.

Directions

From Haverfordwest take the A40 towards Fishguard. Take second exit off roundabout, continue along road until reaching Fishguard square roundabout. Take second exit and continue for approx. 100 yds taking the first right hand turn. Follow this road up the hill and around a sharp left turn, taking the second street on the right (Heol Glyndwr). Follow that road round to a T junction and turn left into Heol Caradog.

Entrance Hall

Property is entered via partially glazed front door. Loft access. Double doors opening to airing cupboard housing hot water tank. Stairs down to lower ground floor. Radiator. Door to

Bedroom 1 14'1 x 13'4 (4.29m x 4.06m)

Double glazed window to rear with sea views, radiator, fitted wardrobe. Obscure glazed door to

En Suite Shower Room 9'7 x 5'6 (2.92m x 1.68m)

Obscure glazed window to rear. Tiled walk-in shower enclosure. Pedestal wash hand basin. Low level w/c. Partially tiled walls

Bedroom 2 13'5 x 9'3 (4.09m x 2.82m)

Double glazed window to fore. Radiator

Bathroom 11'9 x 5'7 (3.58m x 1.7m)

Obscure double glazed window to rear. Bath with mixer tap and hand held shower attachment. Low level w/c. Wash hand basin. Heated towel rail. Tiled floor. Partially tiled walls.

Bedroom 3 13'10 x 12'5 (4.22m x 3.78m)

Double glazed window to rear. Radiator.

Bedroom 4 12'6 x 9'7 (3.81m x 2.92m)

Double glazed window to fore. Radiator

Stairs Down to Lower Ground Floor

Hall

Doors to primary living rooms.

Lounge 24'7 x 12'5 (7.49m x 3.78m)

Double glazed sliding patio doors to rear garden. Feature fireplace with tiled hearth and wooden fire surround. Two radiators. Double doors to garden room/second sitting room.

Garden Room 12'4 x 11'5 (3.76m x 3.48m)

Double glazed patio doors to rear garden. Radiator.

Dining Room 13'5 (max) x 11'9 (4.09m (max) x 3.58m)

Laminate flooring. Radiator. Door to hall and walk through to

Kitchen 13'5 x 11'7 (4.09m x 3.53m)

Double glazed window to rear. Country style kitchen with good range of wall and base storage cupboards. Contrasting work surface with tiled splash back. Sink and drainer with mixer tap. Electric oven with extractor fan over. Wall mounted Potterton boiler. Door to

Utility Room 6'10 x 6'10 (2.08m x 2.08m)

Door to rear garden. Double glazed window to rear. Space and plumbing for washing machine and tumble dryer. Radiator. Door to

Cloakroom 6'2 x 2'11 (1.88m x 0.89m)

Obscure double glazed window to side. Low level w/c. Wash hand basin.

Garage 22' x 10' 5 (6.71m x 3.18m)

Up and over door. Window to rear. Power and light supply.

EXTERNALLY

The property is approached via a brick paved drive. To the side of the property is a sloping path leading to an enclosed level, grassed rear garden edged with mature shrubs. From the garden you have views over Goodwick harbour and beyond.

Tenure

We are advised the property is freehold

Services

We are advised that mains services are connected.

Viewing

Strictly by appointment through Town Coast and Country Estates please.



Lower Ground Floor



Ground Floor



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

26 High Street
Haverfordwest
SA61 2DA

www.tcestates.com

enquiries@tcestates.com

01437 765522

General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THIS PROPERTY.