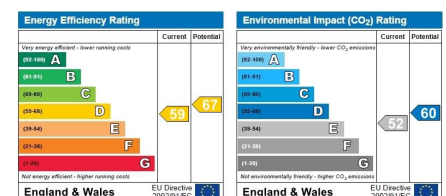




## Flat 1 Tower Hill, Fishguard SA65 9LA

Offers in the region of £69,950

2 Bedroom Flat  
Ground Floor  
Town Centre Location  
Grade II Listed Building  
Small Patio Area & Shared Garden  
Double Glazing and Central Heating  
Ideal First Time Buyer or Investment



John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**AB/DT/70125/230519**

**DESCRIPTION**

CASH BUYERS ONLY A 2 bedroom, ground floor flat, within a Grade 2 Listed Building in the town centre of Fishguard. The property benefits from a spacious living room with distant sea views, a modest sized kitchen and bathroom along with 2 spacious double bedrooms. The property still displays its character with tiled flooring, high ceilings and large windows. The flat benefits from gas central heating and double glazed windows. Externally the property has a small rear area with a gate providing side access to a further communal area with a storage shed and steps leading up to a shared lawned area. Situated a mere 200 meters from the centre of Fishguard, the flat gives fantastic access to the local shops and amenities. The property is also located at the top of the hill leading down to Lower Town Fishguard, where the harbour can be found. This is a property ideal for first time buyers, couples or as an investment opportunity. The property does require some remedial work  
CASH BUYERS ONLY.

**HALLWAY**

Tiled floor, doors to:

**LOUNGE**

13'5" x 12'5" (4.09m x 3.78m)  
Sash window to front with distant sea view, carpet, fireplace with tiled hearth and marble effect wood surround.

**BEDROOM 1**

13'4" x 13'9" (4.06m x 4.19m)  
Window to front, laminate floor.

**BEDROOM 2**

10'3" x 12'8" (3.12m x 3.86m)  
Windows to rear and side, carpet, combination boiler servicing the central heating and hot water.

**BATHROOM**

7'9" x 6'9" (2.36m x 2.06m)  
Window to rear, vinyl floor, WC, wash hand basin, bath

with electric shower over, storage cupboard.

**KITCHEN**

11'4" x 10'8" (3.45m x 3.25m)  
Window to rear, door to rear, tiled floor, fitted with a range of wall and base units, gas oven with electric hob and extractor over, stainless steel sink with drainer, plumbing for washing machine or dishwasher.

**EXTERNALLY**

To the rear there is a courtyard, a gate leads around the back of the property to a communal hard standing with a **SHED** for the property for external storage. To the side there are steps leading a communal grassed area. There is also side access to the rear of the property down the side of the house.

**SERVICES**

We are advised mains services are connected to the property. NB We are awaiting further details regarding the leasehold. The term remaining is 961 years.  
Ground rent £50 per annum.

**VIEWING**

By appointment with the selling Agents on 01348 873070 or e-mail  
fishguard@johnfrancis.co.uk

**OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 1:00pm

**TENURE**

We are advised that the property is Leasehold

**GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

**DIRECTIONS**

From Fishguard take the A487 to Dinas Cross. Before going down the hill towards Lower Town, Tower Hill is found leading straight on to the right hand side. 1 Tower Hill is on the right hand side as indicated by our "For Sale" board.