



3 Heol Emrys, Fishguard, Pembs, SA65 9EB

**Offers In The Region Of £245,000**

- \* A spacious Detached single storey Bungalow Residence.
- \* Comfortable 2/3 Reception, 3/4 Bedroom and 2 Shower Room/Bathroom accommodation.
- \* Gas Central Heating, uPVC Double Glazing, Boarded Loft Room and an Insulated Loft area.
- \* Sizeable front and rear Gardens with Lawned areas, Rockery, Paved Patio and a Concreted Patio to rear.
  - \* Spacious Double Garage 21'9" x 19' and a Workshop/Store Shed 23'2" x 11'5".
- \* Vehicular and Pedestrian Access over rear Service Lane. Off Road Parking for 3/4 Vehicles.
- \* Ideally suited for Family or Retirement purposes. Early inspection strongly advised. EPC Rating D



## 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 of so distant and Fishguard Harbour being close by provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The Pembrokeshire Coastline at The Parrog is within three quarters of 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 to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Heol Emrys is a popular Residential area which forms part of Pen-yr-Aber and is situated within 750 yards or so of Fishguard Town Shopping Centre and Market Square.

## DIRECTIONS

From the Offices of Messrs J. J. Morris at 21 West Street, turn left and continue in the direction of Goodwick for 200 yards or so and take the turning on the right (adjacent to Ck's Store) into Brodog Terrace. Proceed on this road for 70 yards or so and follow the road to the left. Continue down Brodog Terrace for 200 yards and proceed into Bryn Elfed and take the second turning on the right into Heol Emrys. Continue on this road for 30 yards or so and 3 Heol Emrys is the third Property on the right. A "For Sale" Board is erected on site.

## DESCRIPTION

3 Heol Emrys comprises a Detached single storey Bungalow Residence of cavity concrete block and brick construction

with part brick faced and mainly rendered and pebble dashed elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

### Storm Porch

14'0" x 2'6" (4.27m x 0.76m)

With hardwood painted door to:-

### Porch

4'0" x 3'3" (1.22m x 0.99m)

With fitted carpet and glazed door to:-

### Hall



6'2" x 4'4" (1.88m x 1.32m)

With fitted carpet, smoke detector (not tested), Central Heating Thermostat Control, British Gas central heating time switch, telephone point, 2 power points, wall mirror, door to Inner Hall and door to:-

### Sitting Room



18'4" x 14'0" (5.59m x 4.27m)

(maximum). With fitted carpet, 3 uPVC double glazed windows with vertical blinds, reformite stone fireplace, double and single panelled radiators, 3 ceiling lights, 2 ceiling roses, wall spotlight and a wall light, glass display shelves, 11 power points and door opening to:-

## Dining Room



11'7" x 7'5" (3.53m x 2.26m)

With fitted carpet, telephone point, glass display cupboard with shelves from Sitting Room, radiator, ceiling light, coved ceiling, 4 power points, uPVC French doors to exterior with vertical blinds and door to:-

## Kitchen



11'4" x 8'4" (3.45m x 2.54m)

With vinyl floor covering, range of laminate beech floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, built in eye level Diplomat double Oven, 4 ring Diplomat Ceramic Hob and a Cooker Hood, electricity consumer unit, double panelled radiator, uPVC double glazed window to rear with roller blind, cooker box, 9 power points, strip light, plumbing for automatic washing machine and dishwasher, Larder Cupboard with shelves, Worcester wall mounted Gas Boiler (heating Domestic Hot Water and firing Central Heating), fully tiled walls and door to:-

## Side Entrance Hall

9'0" x 8'6" (2.74m x 2.59m)

("L" shaped maximum). With vinyl floor covering, ceiling light, uPVC Double Glazed door to front Garden, coat hooks, double panelled radiator, aluminium double glazed door to rear Garden and doors to Freezer/Utility Room/Office (Former Garage) and:-

## Separate WC

5'2" x 3'0" (1.57m x 0.91m)

With vinyl floor covering, uPVC double glazed window with roller blind, ceiling light, suite of corner Wash Hand Basin and WC, towel ring and toilet roll holder.

## Former Garage/Freezer/Utility Room/Office



17'4" x 7'9" (5.28m x 2.36m)

With fitted carpet, 2 ceiling lights, timber panelled walls, 2 uPVC double glazed windows (one with vertical blinds), 10 power points and an electricity meter and consumer unit cupboard.

## Inner Hall



With fitted carpet, 3 power points, radiator, coat hooks, smoke detector (not tested), single glazed window to En-suite Bathroom with vertical blinds, ceiling light and an Airing Cupboard with shelves, 1 power point and a heated towel rail/radiator (dual fuel).

## Bedroom 3

9'0" x 8'0" (2.74m x 2.44m)

With fitted carpet, ceiling light, telephone point, 6 power points, cove ceiling and archway to:-



### En Suite Bathroom



10'0" x 7'0" (3.05m x 2.13m)

With Wash Hand Basin, sit in Bath, timber panelled walls, , radiator, 3 glass shelves, wall mirror, shaver light/point, electrically heated towel rail, 2 ceiling lights and a uPVC double glazed window to rear with vertical blinds.

### Bedroom 1



13'0" x 10'0" (3.96m x 3.05m)

With fitted carpet, 4 ceiling spotlight, uPVC double glazed window with vertical blinds, 2 wall spotlights, telephone point, 8 power points, pull switch, cove ceiling and fitted wardrobes and dressing table.

### Bedroom 2



10'0" x 10'0" (3.05m x 3.05m)

With fitted carpet, fitted wardrobe, 2 bedside chest of drawers, uPVC double glazed window to rear with vertical blinds, wall spotlight, cove ceiling, 3 ceiling spotlight and 2 power points.

### Shower Room



6'8" x 5'8" (2.03m x 1.73m)

With ceramic tile floor, fully tiled walls, uPVC double glazed window with roller blind, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Shower Cubicle with a Mira Sport Electric Shower, ceiling light, mirror fronted bathroom cabinet, extractor fan, toothbrush holder, soap dish, toilet roll holder and a chrome heated towel rail/radiator.

An aluminium Slingsby type ladder from the Inner Hall gives access to a:-

### Boarded Loft Room



15'2" x 13'9" (4.62m x 4.19m)

With a single glazed gable window and a low level door giving access to an Insulated Loft.

#### EXTERNALLY

Directly to the fore of the Property is a sizeable Lawned Garden on 2 levels together with a Rockery and Flowering Shrubs. To the side of the Bungalow is a good sized Paved Patio. A sloping concreted drive off Heol Emrys leads into the Property and allows for Off Road Parking for 2 Vehicles at the fore.

To the rear of the Property is a large Concrete Patio Garden together with a Flowering Shrub Border with double gated doors leading onto a rear Service Lane.

There is also a :-

### Double Garage



21'9" x 19'0" (6.63m x 5.79m)

of concrete block construction with a flat felt roof which has a 18' Hormann remote control roller door. There are also 2 strip lights, 4 power points and a pedestrian door gives access to a:-

### Workshop/Store Shed



23'2" x 11'5" (7.06m x 3.48m)

Of concrete block construction with a flat felt roof. It has 2 single glazed windows, 3 strip lights, 2 power points, pedestrian door to rear garden and a ramped access and a pedestrian door leads to the Double Garage.

3 Outside Electric Lights (2 sensor lights) and an Outside Water Tap.

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

#### SERVICES

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Boarded Loft Room and an Insulated Loft area. Telephone, subject to British Telecom Regulations. Wiring for Satellite TV.

#### TENURE

Freehold with Vacant Possession upon Completion.

#### RIGHTS OF WAYS

We understand that the Property enjoys Vehicular and Pedestrian Access Rights of Ways over the rear Service Lane between points "A" and "B" on the Plan.

#### REMARKS

3 Heol Emrys is a Detached single storey Bungalow Residence which stands in a popular residential area within easy walking distance of the Town Shopping Centre. The Property is in good decorative order throughout, although it is in need of some modernisation and updating. It has Gas Central Heating, uPVC Double Glazing, a Boarded Loft Room (accessed via an aluminium slingsby type ladder) as well as an Insulated Loft. The Property has sizeable front and rear Gardens with Lawned Areas, Rockery, Flowering Shrubs and Patio areas. It has Off Road Parking to both front and rear for 3/4 Vehicles. Access to the Double Garage is off the Service Lane at the rear. The Property is ideally suited for Family or Retirement purposes and is offered "For Sale" with a realistic Price Guide. Early inspection is strongly advised.





# FISHGUARD (BERG WAUN)

**3 Heol Emrys,  
Pen-yr-Aber, Fishguard, Pembrokeshire**

Plan not to Scale

**Plan for Identification Purposes Only**



Floor Plan

Ground Floor

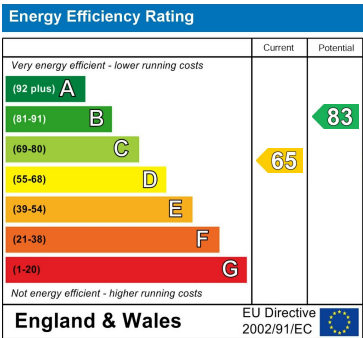


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced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

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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