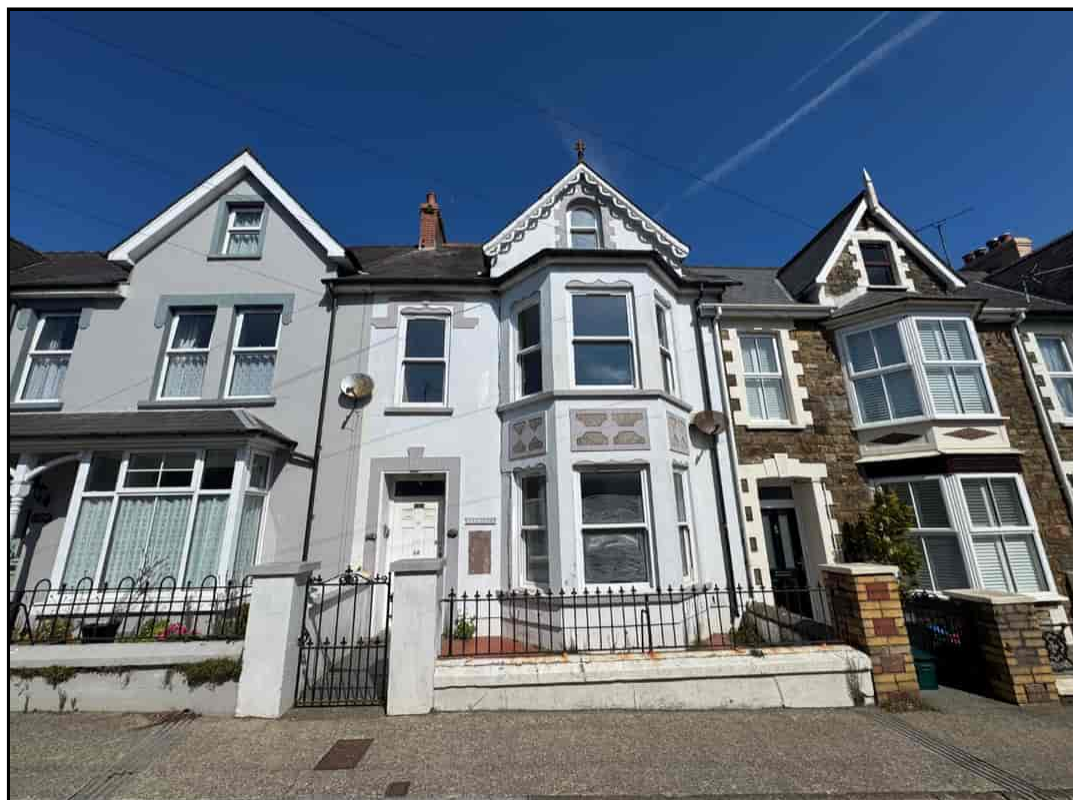
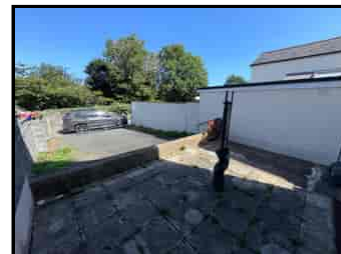


Attention Investors / Developers. 1 bed apartment and 2 bed apartment. Fishguard town centre. Pembrokeshire. West Wales.



Hermonfa, 68 High Street, Fishguard, Pembrokeshire. SA65 9AR.

£160,000

R/5369/RD

**** Attention investors ** Attention developers ** Substantial period town centre property ** Currently split as 1 bedroom apartment on the ground floor and 2 bedroom apartment on the first floor ** Private off-road parking ** Walking distance to town centre amenities ** Potential to be converted back into one large dwelling (stc.) ** NO CHAIN ** Must be viewed to be appreciated ****

The property is situated within Fishguard town centre close to local amenities including supermarkets, traditional high street offerings, local cafes, bars and restaurants. The property lies on the the public transport route that connects Fishguard to Haverfordwest and Goodwick Harbour. Nearby primary and secondary education. Fishguard is one of the largest towns within the county of Pembrokeshire being noted for its connections to the Irish Ferry Port.



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CARMARTHEN
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Front Courtyard

With painted wrought iron railings and gate, slate flagstone flooring leading into:

Front Porch

With composite door.

Inner Hallway

6' 1" x 8' 7" (1.85m x 2.62m) with original archways and covings to ceilings, separate access points into Flat 1 and Flat 2.



GROUND FLOOR FLAT 1

Entrance Hallway

Radiator, understairs airing cupboard with wall mounted Worcester oil boiler, heater.



Lounge

15' 8" x 15' 3" (4.78m x 4.65m) into bay window. Covered fireplace and surround, radiator, side alcoves.





Cloak Room

With electric socket.

Kitchen

8' 7" x 11' 6" (2.62m x 3.51m) with a range of oak effect base and wall units, Formica worktops, stainless steel sink and drainer with mixer tap, space for electric cooker, under larder appliance space, radiator, access to rear courtyard and parking area.



Bathroom



6' 3" x 7' 5" (1.91m x 2.26m) panelled bath with shower over, WC, single wash hand basin, radiator, rear window.

Rear Bedroom 1

8' 7" x 11' 5" (2.62m x 3.48m) double bedroom, window to rear courtyard, radiator, multiple sockets.



FIRST FLOOR FLAT 2

Located on the first floor and accessible from the entrance hallway but also accessible from separate steel staircase from the rear courtyard and parking area.

Landing

Split level landing with access to rear and ground floor staircase.



Lounge

18' 7" x 16' 2" (5.66m x 4.93m) with bay window to front and separate front window, radiator, multiple sockets.



Bathroom

7' 5" x 6' 7" (2.26m x 2.01m) panelled bath with shower over, WC, single wash hand basin, radiator, airing cupboard with Worcester gas boiler.



Kitchen

11' 7" x 11' 5" (3.53m x 3.48m) with a range of oak effect base and wall units, Formica worktops, stainless steel sink and drainer with mixer tap, space for electric cooker, under larder appliance space, radiator.



Rear Bedroom 1

9' 3" x 10' 9" (2.82m x 3.28m) double bedroom, window to rear, multiple sockets, radiator.



SECOND FLOOR

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With Velux rooflight to half landing.

Front Bedroom 2

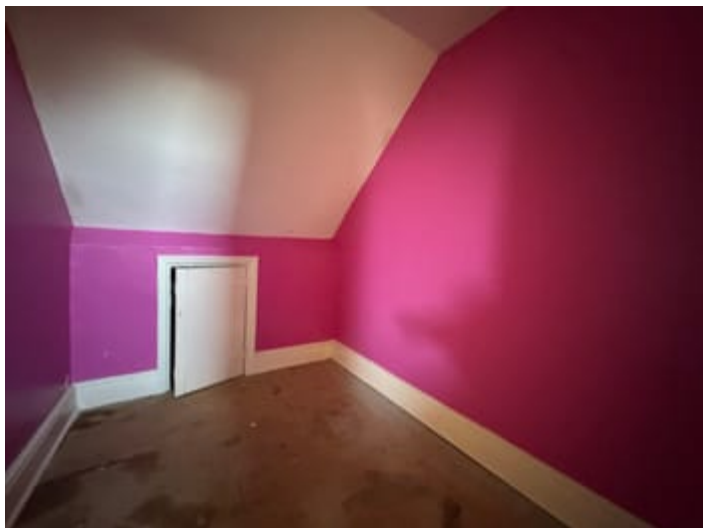
11' 4" x 20' 7" (3.45m x 6.27m) double bedroom, window to front, Velux rooflight to rear, under-eave storage access, radiator, multiple sockets.





Box Room

8' 1" x 6' 5" (2.46m x 1.96m) under-eave storage access.



EXTERNALLY

To Front

The property faces onto High Street with front courtyard.



To Rear

Accessed from rear service lane to tarmacadam rear driveway with space for 2+ vehicles to park with raised patio area providing access to Flat 1 and access to the staircase to Flat 2.





VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages.

Services

The property benefits from mains water, electricity and drainage. Mains gas central heating. Separate boiler to each apartment and separate meters to each apartment.

Council tax Flat 1 -B / Council tax Flat 2 - C (Pembrokeshire County Council).

Tenure - Freehold.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

ANTI MONEY LAUNDERING.

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.

We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).

A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.

If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

MATERIAL INFORMATION

Council Tax: Band C

Council Tax: Rate 952

Parking Types: Private.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (54)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

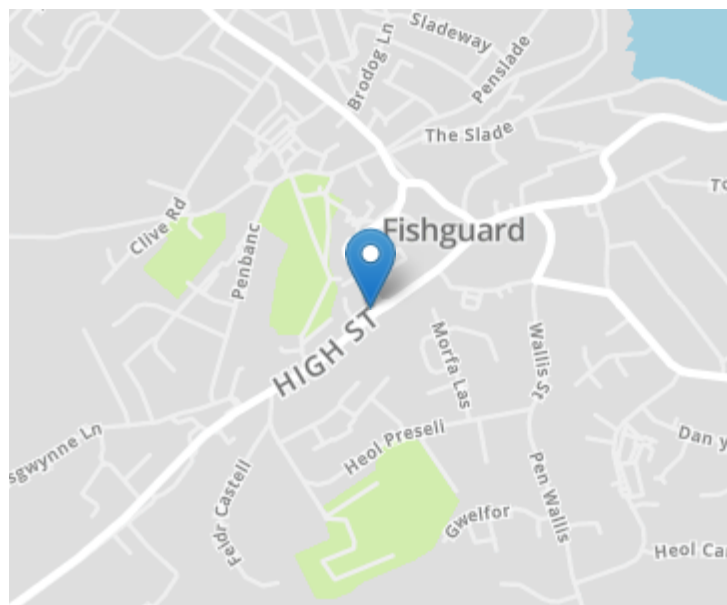
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Fishguard town centre head west along High Street continuing past the turning onto the one way system towards Goodwick and proceed for approximately 500 yards and the property is located on the right hand side as identified by the Agents' for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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