

NEW PRICE



Walter Brearley House, Park Street, Fishguard SA65 9HN

Offers in the region of £315,000

3 Bedroom Georgian Town House
Grade II Listed
Beautifully Refurbished
Spacious Accommodation
Gardens & Off Road Parking

WK/KF/60986/190418

DESCRIPTION

A superb Grade II listed Georgian town house set in the coastal town of Fishguard within walking distance to the shops and local amenities. The property was sensitively upgraded and refurbished in 2010 to include a spacious bespoke kitchen, a beautiful bespoke staircase, stylish main bathroom and additional shower rooms. The enclosed garden to the rear has an array of mature trees and shrubs, garden beds, patios and other interesting features all making it such a delightful place to sit out in and enjoy. This is a property which has many original features together with modern additions for today's lifestyle but it really needs to be viewed to appreciate everything it has to offer.

PORCH

Entered via door to front, tiled floor, glazed double doors to:

KITCHEN

22'12 x 15'6 (7.01m x 4.72m)
A Bespoke kitchen fitted with a range of wall and base units with worktop over, Britannia slot-in electric 6 ring stove with double oven, extractor over, island unit with granite worktop, inset Belfast sink and drainer with mixer tap, integral dishwasher, sash window to front, ceiling downlighters, tiled floor and under floor heating, heating control, TV and telephone point.

LIVING ROOM

15' x 13' into alcove (4.57m x 3.96m into alcove)
Quarry tiled floor, radiator, sash window to front, dresser unit, fireplace with electric stove on slate hearth, TV and telephone point, ceiling downlighters.

DINING /SITTING ROOM

20'4 x 14'4 (6.20m x 4.37m)
Oak flooring, high ceilings with two Velux windows, double glazed external door to rear garden and double glazed external door to side of property, TV point, underfloor heating, heating control.

INNER HALLWAY

Bespoke staircase to first floor, tiled floor with underfloor heating, heating controls, Velux window, double glazed external door to rear garden, exposed beams.

CLOAKROOM

WC, wash hand basin, tiled floor, wall light.

BATHROOM

13'4 x 11'4 (4.06m x 3.45m)
Drawer unit with wash hand basin, electric shaver point, slipper footed bath with hand held shower attachment, WC, corner shower cubicle with body jet system, tiled floor with underfloor heating, heating thermostat, window to rear with shutters, half tongue and groove clad walls, cupboard housing plumbing for washing machine and housing Worcester gas fired boiler servicing the domestic hot water and central heating, water tank.

FIRST FLOOR LANDING

Carpet, doors to:

BEDROOM ONE

20'1 x 15'2 (6.12m x 4.62m)
Carpet, two sash windows to front, original open fire place, exposed beam ceiling, built-in wardrobes, radiator.

SHOWER/DRESSING ROOM

15'2 x 11'8 (4.62m x 3.56m)
Range of fitted wardrobes, radiator, shower cubicle with mains shower over, extractor, WC, wash hand basin, stained floor boards, sash window to front, electric shaver point.

SECOND FLOOR LANDING

Stained floor boards, sash window with shutters.

BEDROOM TWO

15'6 x 14'5 (4.72m x 4.39m)
Sash window to front and rear with shutters, stained floor boards, Velux window, TV and telephone point, radiator, exposed A frame.

BEDROOM THREE

15'3 x 11'9 (4.65m x 3.58m)
Stained floor boards, two windows with shutters, Velux window, radiator, built-in wardrobe, exposed A frame.

SHOWER ROOM

Suite comprising of shower cubicle with electric shower over, WC, wash hand basin, chrome towel / radiator, window with shutters, exposed beams, extractor, stained floor boards, tiled walls.

EXTERNALLY

To the front of the property is a paved off road parking area with low walled gardens on either side. There is a side access which leads to the Dining room. To the rear there is a pretty garden with mature trees and shrubs, **STONE BUILT SHED - 15'6 x 12'4** with electricity connected, patio and seating area. Outside tap and outside lights.

SERVICES

We are advised that mains water, electricity, gas and drainage are connected to the property.

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

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TENURE

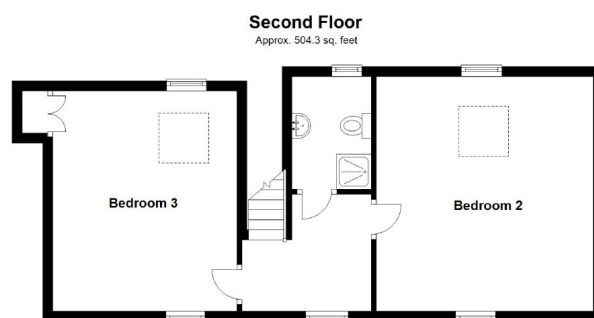
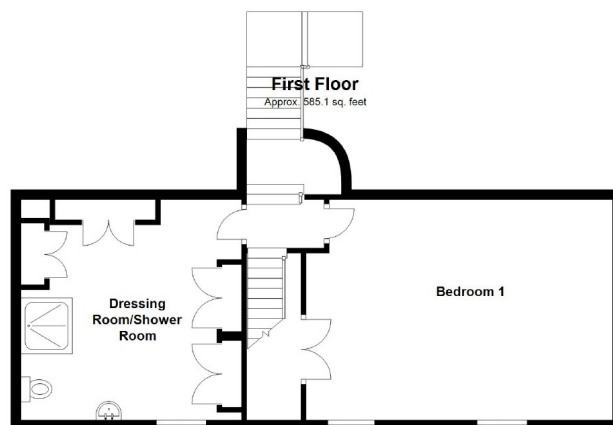
We are advised that the property is Freehold

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 Square go along Main Street and take the turning right into Hamilton Street, then turn left into Park Street whereby the property will be located on the left hand side as identified by our John Francis For Sale board.



Total area: approx. 2202.4 sq. feet

Walter Brearley House, Park Street, Fishguard



John.
Francis