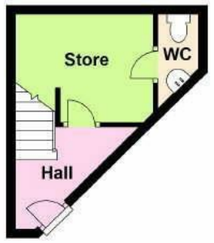
## 14 Brodog Court - Ground Floor




## 14 Brodog Court - First Floor




## 14 Brodog Court - Second Floor




Whilst every effort is made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and are for general guidance purposes and should only be used as such by any prospective purchaser or tenant.
Plan produced using The Mobile Agent.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold
LENGTH OF LEASE: 999 YEARS REMAINING: 978
ANNUAL GROUND RENT: Peppercorn
GROUND RENT REVIEW PERIOD: N/A
ANNUAL SERVICE CHARGE AMOUNT: £765
SERVICE CHARGE REVIEW PERIOD: Annually
AGENTS NOTE: Please note these photographs were taken prior to the tenant moving in 2022
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'C' Pembrokeshire County Council

ref:LW/AMS/11/26/OK/AMS.

FACEBOOK & TWITTER: Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
**Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,**

*COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London*

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

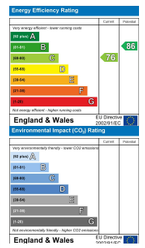


01437 762626
www.westwalesproperties.co.uk



# 14 Brodog Court, Fishguard, Pembrokeshire, SA65 9NF

- **Modern Town House**
- **Tenant in Situ / £750 PCM**
- **Kitchen / Dining area**
- **Set Over Three Floors**
- **Allocated Parking For One Vehicle**
- **Leasehold Property 978 Years Remaining**
- **Two Double Bedrooms**
- **Distant Sea Views**
- **Walking Distance of Amenities**
- **EPC Rating: C**




## Offers In The Region Of £175,000

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***The Agent that goes the Extra Mile***



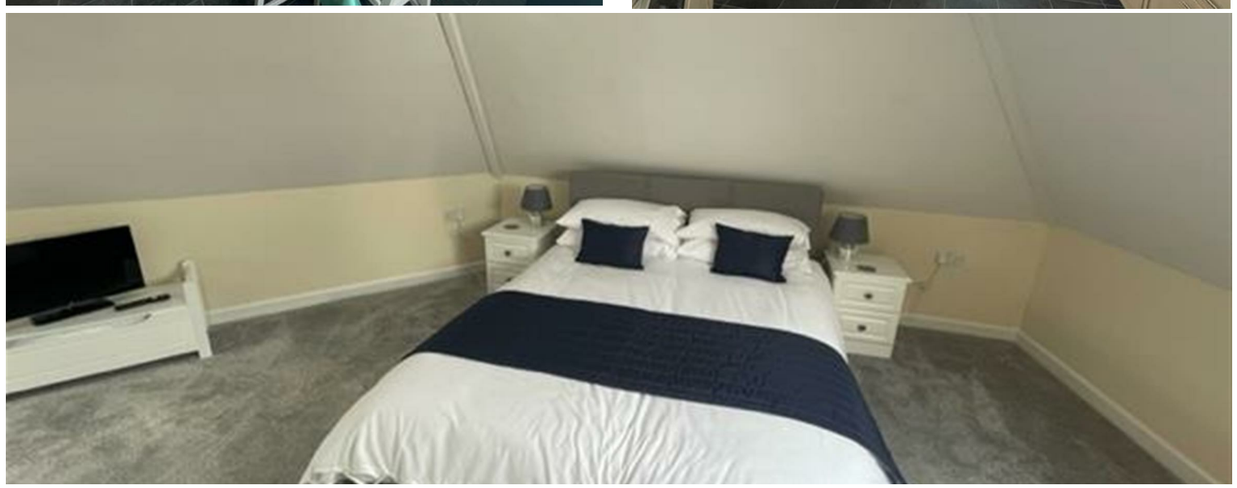



















A well-presented two-bedroom end-of-terrace property, ideally situated within the popular market town of Fishguard, just a short walk from the town centre and its range of local amenities. Offering distant sea views, off-road parking and accommodation arranged over three floors, this property presents an excellent investment opportunity, being sold with a tenant in situ who we have been advised is paying £750 Per calendar month.

Upon entering the property, you are welcomed into a useful entrance area, providing convenient storage space for coats and shoes, together with a ground floor WC and wash hand basin. A staircase leads to the first floor, where you will find a living room, enjoying a front-facing window that allows plenty of natural light to flow into the space. A door leads through to the fitted kitchen, which offers a range of wall and base units, together with a cooker and hob, integrated dishwasher and fridge freezer. Within the kitchen there is space for a dining table.

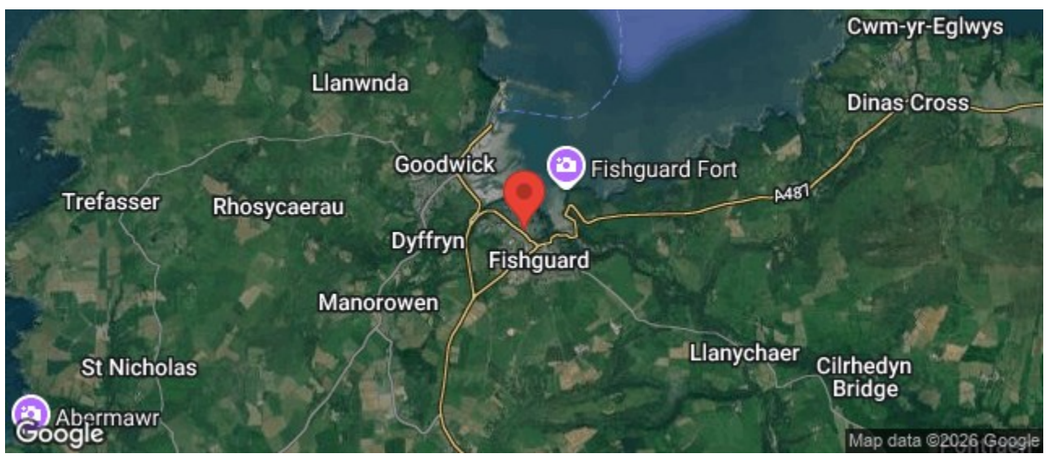
A further staircase leads to the second floor, where there are two double bedrooms, served by a family bathroom. A particularly appealing feature of the property is the lovely sea views enjoyed from the principal bedroom and bathroom, via the Velux roof windows.

Externally, the property benefits from a dedicated off-road parking space to the front. The attractive exterior incorporates decorative detailing around the arched entrance and boundary wall, leading to a communal courtyard finished with herringbone-patterned block paving. The communal areas also provide a designated bin store, communal storage room and shared digital TV aerial.

Fishguard is a popular market town and ferry port on the Pembrokeshire coastline. There is a wide variety of shops, restaurants. secondary school, junior schools, library and leisure centre in the town centre. Fishguard Harbour is the ferry terminal to Southern Ireland, the train station offers excellent communication links. Goodwick Sands provides a safe beach for families, with other coves and beaches such as Pwllgwaelod, Cwm yr Eglwys, Abercastle, etc all within easy driving distance.

## DIRECTIONS

In Fishguard town centre follow the one way system passed the co op, when you reach the end of the road turn left onto West Street. Continue along the road and turn right onto Brodog Lane. Brodog Court will be found on your right hand side as the road bends. What three words - ///message.dollars.confronts




See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.