



**Clos Y Gongol
Fishguard
Pembrokeshire
SA65 9JN**

Offers in Excess of £142,000

bettermove

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Fishguard

Bettermove are proud to present this 1 bedroom semi-detached bungalow in Fishguard available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has potential to have off road parking subject to relevant planning permissions being obtained. The council tax band is B.

The interior of this property comprises a spacious living room with access to the sun room, the fitted kitchen, family bathroom and the double bedroom. The exterior boasts a large rear garden providing ample scope for further development and perfect for enjoying the summer months.

Located in the popular town of Fishguard, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A40, the A487 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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