

**AVAILABLE**



**12 MAIN STREET, FISHGUARD**

**Rent**

**£550 PCM**

**Deposit Required**

**£550**



# 2 Bedroom Flat located in Fishguard

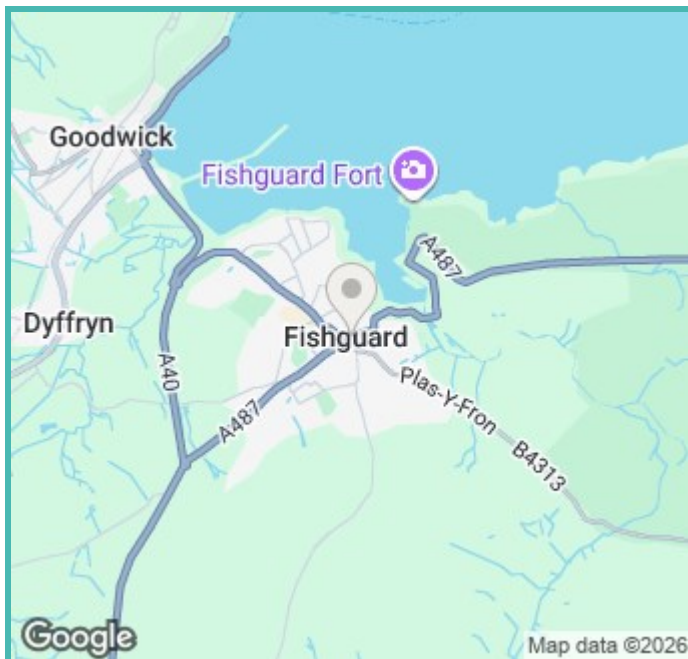
Welcome to this inviting ground floor flat located at 12 Main Street in the picturesque town of Fishguard. This property offers a comfortable living space, perfect for individuals or small families seeking a convenient and accessible home.

The flat features a well-proportioned reception room, providing an ideal area for relaxation or entertaining guests. With two bedrooms, there is ample space for rest and privacy, making it suitable for various living arrangements. The bathroom is thoughtfully designed, ensuring functionality and comfort.

Situated in a vibrant community, this flat benefits from its central location, with local amenities, shops, and transport links just a short stroll away. Fishguard is known for its stunning coastal scenery and rich history, offering a unique blend of natural beauty and cultural experiences.

This ground floor flat presents an excellent opportunity for those looking to rent in a desirable area. With its practical layout and prime location, it is sure to appeal to a wide range of prospective tenants. Do not miss the chance to make this property your new home.

- 2 bed ground floor flat
- Rent £550 pcm First month's rent due in advance of occupation date
- £550 deposit required
- Electric heating
- Not suitable for pets
- Smoking outside only
- EPC - E (39). Expiry 30/7/26 For more details see <https://find-energy-certificate.service.gov.uk>
- Council tax Band B £1,609.36 2025/26
- No white goods provided
- PLFM 9C



## Energy Performance

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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