



2 Goedwig Villas, Main Street, Goodwick, Pembrokeshire, SA64 0BL

**Price Guide £275,000**

\* A spacious 3 storey Victorian Terraced Residence.

\* Well appointed 1/2 Rec, Kitchen/Breakfast, Cloakroom, 3 Bed (One En-Suite) and Bath/Utility accommodation.

\* Gas Central Heating, partial Double Glazing (rear elevation) and Roof/Loft Insulation.

\* Wall and rail Forecourt and a Landscaped Terraced Garden on several levels from where uninterrupted Coastal Sea views can be enjoyed over Fishguard Bay to Dinas Head.

\* Ideally suited for a Family, early Retirement, Investment or for Letting purposes.

\* Inspection essential to appreciate the Character of the Property and indeed the Location and Outlook.

\* Realistically priced.



## SITUATION

Goodwick is a popular Town which stands on the North Pembrokeshire Coastline some 15 miles or so north of the County and Market Town of Haverfordwest and within a mile or so of the Twin Town of Fishguard.

Goodwick has the benefit of a few Shops, a Post Office/Store, Public Houses, Restaurants, Hotels, Cafes, 2 Fish & Chip Shop Cafes/Takeaway's, a Primary School, Chapel, a Supermarket, Repair Garages and a Petrol Filling Station/Store.

The beach at The Parrog is within a third a mile or so of the Property and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm-yr-Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

The Twin Town of Fishguard is within a mile or so and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafés, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, a Post Office, Library, Repair Garages, a Petrol Filling Station and a Leisure Centre.

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range and amenities and facilities including The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Goedwig Villas is situated at the south western end of Main Street and is within 200 yards or so of the centre of Goodwick at Glendower Square.

## DIRECTIONS

From the Offices of Messrs J. J. Morris at 21 West Street, bear left and continue in the direction of Goodwick for half a mile. Upon reaching the Bypass Roundabout, take the second exit, signposted to Goodwick and Fishguard Harbour. Continue on this road for 500 yards or so and upon reaching the Roundabout adjacent to Tesco Express, turn left (first exit) in the direction of St Davids. Continue on this road for 250 yards or so and take the first turning on the right. Proceed under the Railway Bridge and continue up the hill towards the centre of Goodwick and 2 Goedwig Villas is situated on the left hand side of the road. A "For Sale" Board is erected on site.

## DESCRIPTION

2 Goedwig Villas comprises a Terraced 3 storey Building of solid stone and brick construction with rendered elevations under a pitched slate and composition slate roof. There is an extension to the rear of the Property with a reinforced concrete roof with fibreglass covering. Accommodation is as follows:-

### Ground Floor

#### Porch

With ceramic tile floor, electricity meter and consumer unit, external security light, key safe and a half glazed etched glass door to:-

#### Hall



With ceramic tile floor, staircase to First Floor, attractive cornice, ceiling light and downlighter, double panelled radiator, coat hooks, smoke detector (not tested), 2 power points, understairs cupboard, opening to Inner Hall and door to:-

### Sitting/Dining Room



26'10" x 14'1" (8.2m x 4.3m)

With a part carpeted floor and part ceramic tile floor, Tiled Fireplace with Pine surround housing a coal effect Gas Fire, single glazed bay window (affording Coastal Sea views), 2 built in storage cupboards with alcoves above, 3 double panelled radiators, 10 power points, attractive cornice, 2 ceiling lights and half glazed double folding doors to:-

## Kitchen/Breakfast Room



14'5" x 11'1" (4.4m x 3.4m)  
(maximum measurement). With ceramic tile floor, range of stained Pine floor and wall cupboards, part tile surround, built in Double Oven/Grill, Smeg 4 ring Gas Cooker Hob, Smeg Cooker Hood (externally vented), part tile surround, inset single drainer stainless steel sink unit with mixer tap, 2 uPVC double glazed windows with roller blinds (one electrically operated), 12 power points, radio receiver point, double panelled radiator, 4 downlighters wall spotlight, concealed worktop lighting, built in dishwasher and door to:-

## Inner Hall

With ceramic tile floor, wall light, built in cupboard, 2 power points, opening to Main Hall and door to:-

## Separate WC



With white suite of WC and Wash Hand Basin in a vanity surround, ceiling light, radiator, shaving light, wall mirror, radiator, towel rail, wall shelf, robe hook, toilet roll holder, extractor fan, wall cupboard and a built in Cupboard.

A staircase from the Hall gives access to a :-

## Split Level Half Landing

With a glazed window opening to rear Garden and stair to:-

## First Floor

### Landing

10'9" x 6'6" (3.3m x 2.00m)  
("L" shaped maximum). With fitted carpet, double panelled radiator, 4 power points, ceiling light, smoke detector (not tested), built in Cupboard with electric light, staircase to Second Floor and door to:-

## Bedroom 3/Office



10'9" x 6'10" (3.3m x 2.1m)  
With fitted carpet, single glazed sash window (affording Coastal Sea and Rural views), double panelled radiator, ceiling light, telephone master socket and 6 power points.

## Bedroom 2



10'5" x 10'2" (3.2m x 3.1m)  
With fitted carpet, single glazed sash window (affording Coastal Sea and Rural views), alcoves with shelves, built in wardrobe with hanging rail and shelves, ceiling light, double panelled radiator, TV socket and 6 power points.

## Bathroom/Utility



11'1" x 7'10" (3.4m x 2.4m)  
(maximum measurement). With part fitted carpet and part vinyl floor covering, single glazed sash window, white suite of "P" shaped Bath with a Mira Thermostatic Shower over, washing hoist over and a glazed curved shower screen, Wash Hand Basin and WC, part tile surround, double panelled radiator, ceiling light, alcove with mirror, shaver light/point, downlighter, extractor fan, towel rail, large Airing Cupboard, toilet roll holder and alcove with shelves.



### Utility Area

With plumbing for automatic washing machine, ceiling light and a Worcester wall mounted Gas Combination Boiler (heating Domestic Hot Water and firing Central Heating and controlled by mobile thermostat/programmer) and a Carbon Monoxide Alarm.

### Half Landing

With fitted carpet.

### Second Floor

#### Landing

With fitted carpet, Velux window, wall uplighter, smoke detector (not tested), 2 power points and door to:-

#### Bedroom 3



18'0" x 12'1" (5.5m x 3.7m) plus dormer 1.3m x 1.2m (4'3" x 3'11"). With fitted carpet, 2 Velux windows with blinds, 3 wall lights and a downlighter, access to under eaves storage, 8 power points, access to an Insulated and Boarded Loft with wiring for electric light and power points and door to:-

#### En Suite Shower Room



With a fitted carpet, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Thermostatic Shower and glazed folding shower doors, wall mirror, toothbrush holder, soap dish, corner shelves, shaver light/point, chrome heated towel rail/radiator, toilet roll holder, wall light, Xpelair air extractor, robe hook and towel rail.

### EXTERNALLY



There is a wall and rail forecourt to the Property with a Rockery area and Flowering Shrubs. Accessed off the Half Landing via a glazed window opening is a split level timber decked Patio which leads to a:-

#### Garden Shed

5'2" x 3'3" (1.6m x 1.00m)

Of concrete block construction with a corrugated cement fibre and corrugated perspex roof. Adjacent to the Shed is a Timber Decked and Quarry Tiled Patio area from where there are Ornamental Stone steps leading to a good sized Terraced Garden on several levels with Flowering Shrubs, Heathers, a small Lawned Garden and a raised Timber Decked Patio/Platform (which is partially covered) from where superb Coastal Sea views can be enjoyed over Fishguard Bay to Dinas Head as well as Rural views to The Preseli Hills.

Outside Water Tap, Outside Sensor Light and Outside Power Points.

The approximate boundaries of the entire Property are edged in red on the attached Plan to the Scale of 1/2500.

### SERVICES

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Front Elevation windows are Single Glazed. Rear Elevation windows are, in the main, uPVC Double Glazed. Telephone, subject to British Telecom Regulations. Broadband Connection.

### TENURE

Freehold with Vacant Possession upon Completion.

### CONSERVATION AREA

2 Goedwig Villas is situated within the Goodwick Conservation Area.

### IMPROVEMENTS

2 Goedwig Villas underwent extensive improvements in 2001 which was Architect designed with careful maintenance and enhancement of its original features. As

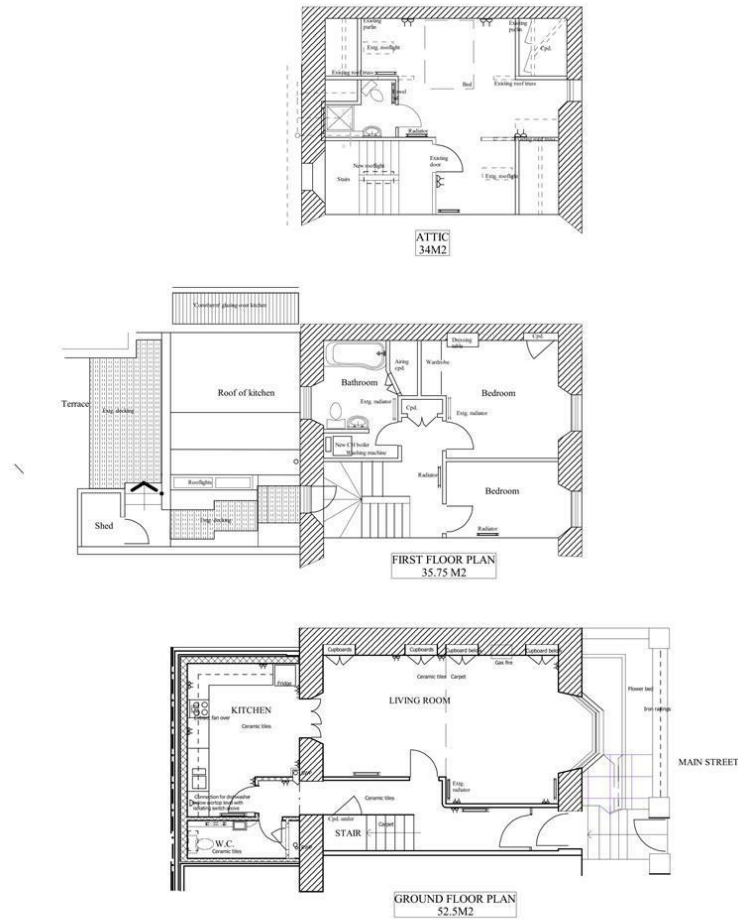
2 Goedwig Villas stands within the Goodwick Conservation Area the original windows have been retained.

The improvements also include a mobile radio linked thermostat programmer for the central heating as well as damp proof membrane, insulation and concrete screed under the ground floor tiling. There has also been damp proofing to all walls. As well as improvements to the house there is also a reinforced retaining wall to the garden with land drainage.

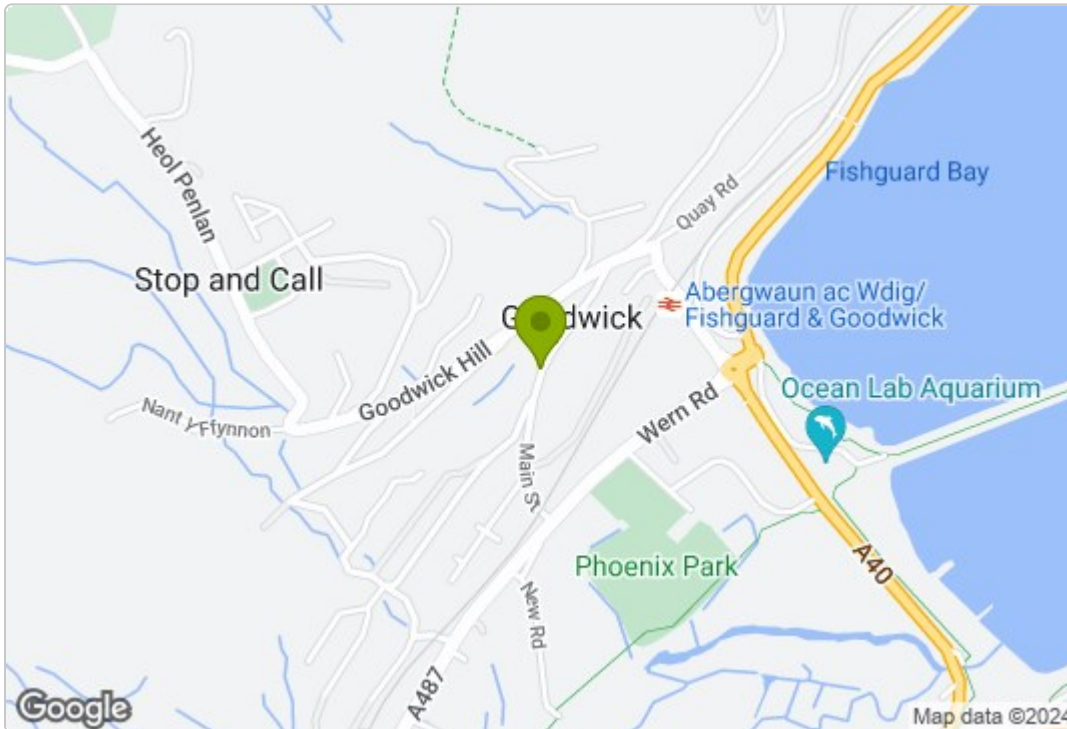
### REMARKS

2 Goedwig Villas is a spacious 3 storey Victorian Residence which stands in a convenient location in this popular Town from where Coastal Sea views can be enjoyed over Fishguard Bay to Dinas Head as well as Rural views to The Preseli Hills. The Property is in good decorative order and has been renovated, modernised (yet retaining its character) and extended in recent years. It has the benefit of Gas Central Heating, partial Double Glazing and Roof/Loft Insulation. In addition, it has a good sized terraced (south facing) Garden at the rear from where superb Coastal Sea views can be enjoyed over Fishguard Bay to Dinas Head as well as Rural views to Dinas Mountain. It is ideally suited for Family or early Retirement purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.

# Floor Plan



# Area Map



# Energy Efficiency Graph

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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	

**Council Tax Band - C**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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