



3 Manor Parade, Goodwick, Pembrokeshire, SA64 0BE

Offers In The Region Of £124,950

- * An attractive Semi Detached single storey Bungalow Residence.
- * Comfortable 2 Reception, Kitchenette, Shower Room and 2 Bedroom accommodation.
- * Economy 7 Electric Heating and a Woodburning Stove. uPVC Double Glazing. Cavity Wall and Loft Insulation.
- * Easily maintained Gardens together with a Vehicle Parking Space.
- * Ideally suited for First Time Buyers, a Couple, Retirement or for Holiday or Permanent Letting.
- * Early inspection strongly advised. Realistic Price Guide. EPC Rating D.

SITUATION

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

Goodwick has the benefit of several Shops, a Post Office/Store, Primary School, a Supermarket, Chapels, 2 Public Houses, a Fish & Chip Shop Café/Take-Away, a Petrol Filling Station/Store, Hotels, Restaurants and a Church at Manorowen (within a mile or so).

The twin town of Fishguard is a mile or so distant and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Take-Aways, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

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

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with a wide range of amenities and facilities.

There are good road links along the Main A40 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.

Manor Parade is a popular residential cul-de-sac which is situated within 750 yards or so of the centre of Goodwick at Glendower Square and it's amenities.

DIRECTIONS

From the Offices of Messrs J.J. Morris at 21 West Street, turn left and proceed 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, take the first exit signposted to St Davids. Continue on this road for 400 yards or so and take the second turning on the right. Proceed under the Railway Bridge and take the first turning on the left on the hairpin bend into Manor Parade. No. 3 is situated on the right hand side. A "For Sale" Board is erected on site.

DESCRIPTION

3 Manor Parade comprises a Semi Detached single storey Bungalow Residence of cavity concrete block construction

with rendered and coloured roughcast elevations under a pitched interlocking concrete tiled roof. Accommodation is as follows:-

uPVC Double Glazed French Doors to:-

Conservatory (uPVC Double Glazed)



14'0" x 7'6" (4.27m x 2.29m)

With wall light, vinyl floor covering, 2 power points and a uPVC double glazed door to:-

Living Room



14'6" x 12'2" (4.42m x 3.71m)

(maximum). With vinyl floor covering, Apple Woodburning Stove, wall shelving, 2 Gabarron Storage Heaters, ceiling light, telephone point, 3 power points, doors to Bedrooms and Bathroom and an opening to:-

Kitchenette



7'6" x 6'0" (2.29m x 1.83m)

(maximum) With vinyl floor covering, inset single drainer stainless steel sink unit with hot and cold, newly installed Howdens floor and wall cupboards, freestanding 4 ring Electric Cooker, cooker box, 4 power points, 2 electricity consumer units, uPVC double glazed window and a ceiling light.

Shower Room



8'1" x 5'7" (2.46m x 1.70m)

With white suite of WC, Wash Hand Basin in a vanity surround and a Glazed and Aquaboard clad Shower Cubicle with a Triton T80 electric shower, 2 uPVC double glazed windows, access to an insulated loft, Heatstore wall mounted fan heater and a ceiling light.

Bedroom 1



8'10" x 8'9" (2.69m x 2.67m)

With a Gabarron electric radiator, uPVC double glazed window, fitted carpet, Airing/Linen Cupboard with shelves housing an Ariston electric water heater, ceiling light and 2 power points.

Bedroom 2



8'10" x 8'9" (2.69m x 2.67m)

With fitted carpet, Gabarron electric radiator, uPVC double glazed window, fitted wardrobe, wall shelves, ceiling light and 2 power points.

Externally

Directly to the fore of the Property and at a lower level is a Slate/Crazy Paved hardstanding area which allows for Vehicle Parking Space. A set of steps is accessed off the parking area and leads up to the Property. The steps are shared with the adjoining property, 4 Manor Parade. Adjacent to the steps is a sloping grassed area and directly to the fore of the Bungalow is a small Lawned Garden. There is a concrete paved and concrete path surround to the Property and to the rear is a wide concreted Path/Patio together with a 3 foot high concrete block retaining wall with a narrow raised garden. Garden shed, 2 Outside

Electric Lights.

The boundaries of 3 Manor Parade are coloured red on the attached copy of a Land Registry Plan to the Scale of 1/1250.

SERVICES

Mains Water, Electricity and Drainage are connected. Economy 7 Electric Heating. uPVC Double Glazing. Cavity Wall Insulation. Insulated and part Boarded Loft.

TENURE

Freehold with Vacant Possession upon Completion.

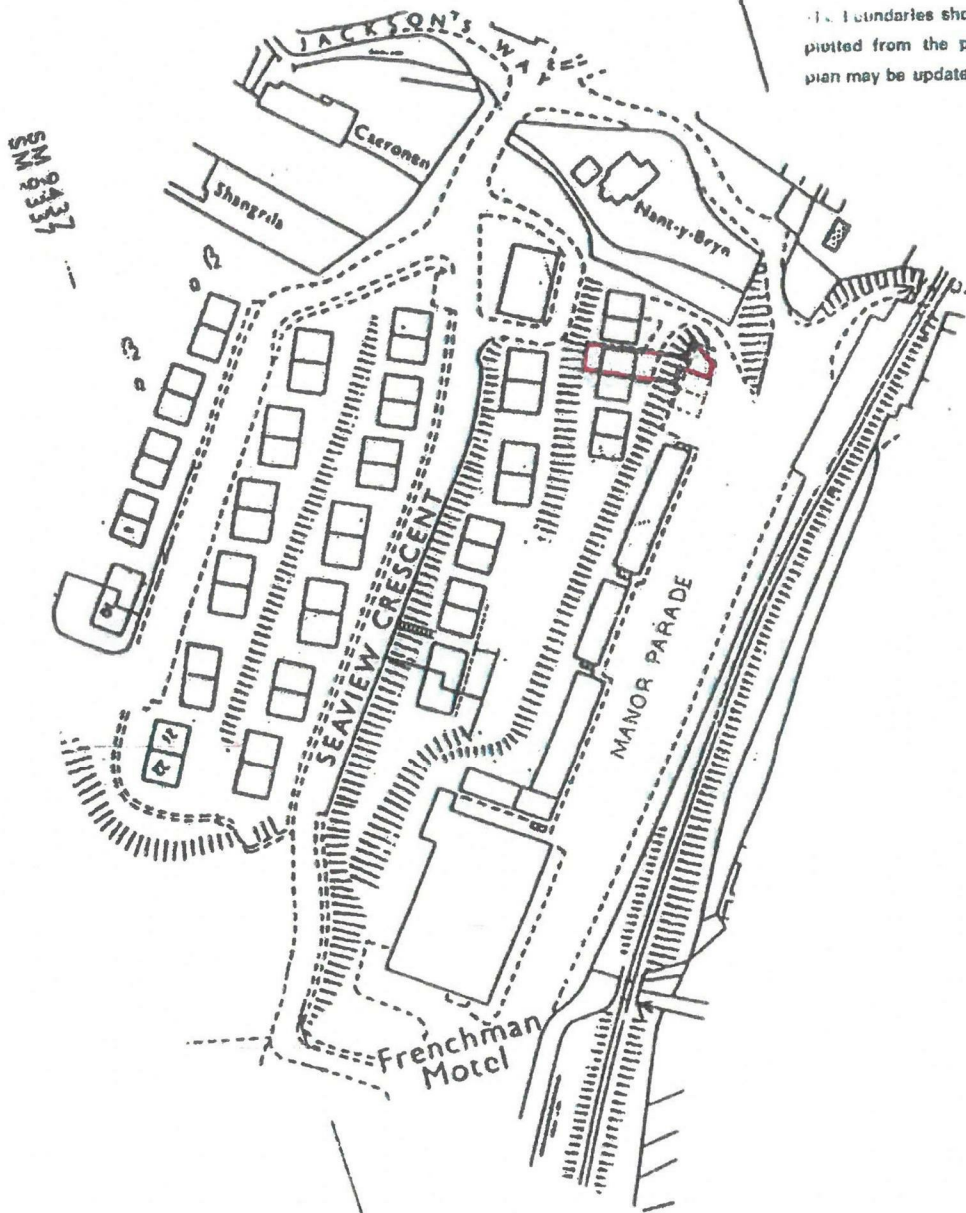
REMARKS

3 Manor Parade is a comfortable, Semi Detached single storey Bungalow Residence which stands in a convenient location in this popular Town and being ideally suited for a Couple, First Time Buyers, Retirement, Investment or for Letting purposes. The Property is in good decorative order throughout and has the benefit of Economy 7 Electric Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation. In addition, it has a reasonable sized Lawned Garden to the fore as well as a sloping grassed area and a Vehicle Parking Space. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

H.M. LAND REGISTRY		TITLE NUMBER	
		WA491117	
ORDNANCE SURVEY PLAN REFERENCE	SM 9437	SECTION	G
COUNTY		Scale 1/1250 Enlarged from 1/2500	
DYFED		DISTRICT PREGELI PEMBROKESHIRE	
ADMINISTRATIVE AREA		PEMBROKESHIRE SIR BENFRO	

ADMINISTRATIVE AREA

PEMBROKESHIRE
SIR BENFRO



The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information

SM 9437

3 Manor Parade, Goodwick, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only.

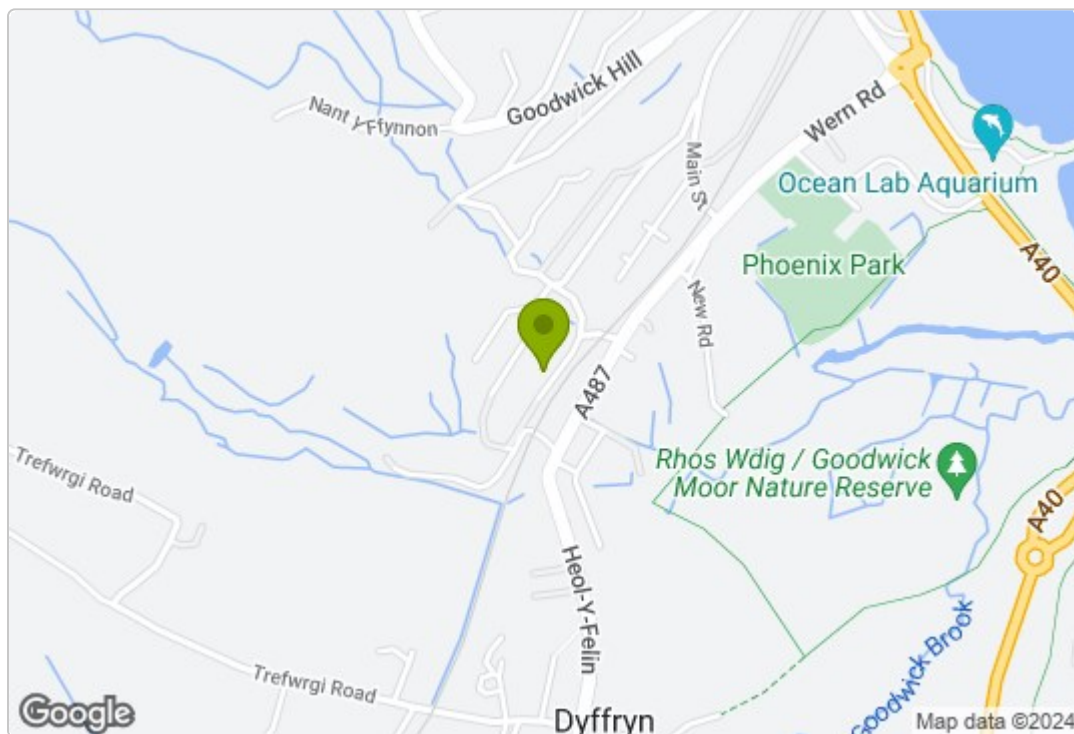


Floor Plan

Ground Floor



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - A

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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com