



8 Hillside Close, Goodwick, Pembrokeshire, SA64 0AX

Price Guide £365,000

- * An exceptional Detached 1950's, 2 storey Private Residence with a more recent extension.
- * Spacious, well appointed 3/4 Reception, Kitchen, Utility, 4 Bedrooms and 3 Bath/Shower Room accommodation.
 - * Gas Central Heating, Double Glazing and a mainly Boarded and Insulated Loft.
 - * Integral Garage and ample Off Road Vehicle Parking Space.
- * Large established Gardens and Grounds with Lawned areas, Paved Patios, Flowering Shrubs, Mature Trees, a Vegetable Garden, Soft Fruits, an Apple Tree etc etc.
 - * Coastal Sea views from the rear accommodation over Fishguard Bay towards Dinas Head.
- * Ideal for Family or early Retirement. Inspection Strongly Advised. Very Attractively Priced. EPC Rating D

SITUATION

Hillside Close stands inset off the Main A487 Fishguard to St Davids Road and is within a half a mile or so of the centre of Goodwick and the Shops at Main Street.

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/Takeaways, a Primary School, Chapels, a Supermarket, Repair Garage and a Petrol Filling Station/Store. There are Churches at Fishguard, Llanwnda and Manorowen, which are all within a mile or so.

The beach at The Parrog is within half 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 1½ miles or so of the Property 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, a Post Office, Library, Repair Garages, Art Galleries, a Cinema/Theatre, Supermarkets, a Petrol Filling Station/Store 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.

Hillside Close is a Private Residential Cul-de-Sac which is situated on the eastern fringes of the town and within half a mile or so of the centre of Goodwick and the Shops at Main Street.

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 a half a mile or so and take the fourth turning

on the right into Trefwrgi Road (Ffordd Trefwrgi). Continue on this road for 50 yards or so and take the first turning on the right into Hillside Close and No. 8 is situated at the end of the cul-de-sac (directly facing on the right).

DESCRIPTION

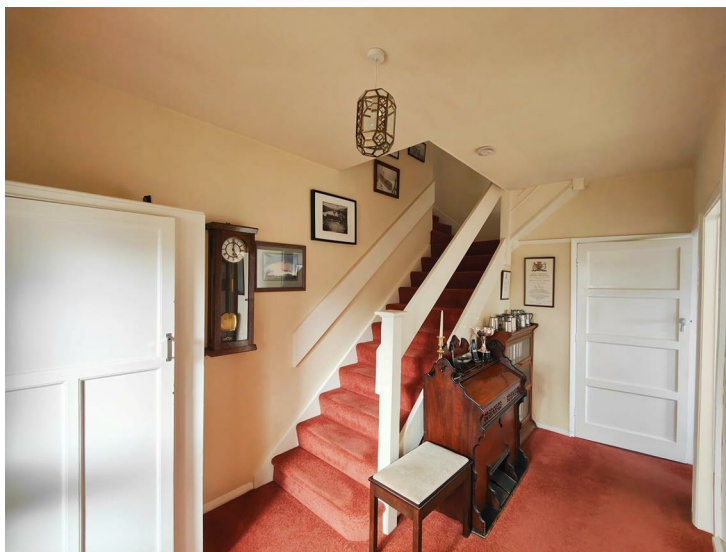
8 Hillside Close comprises a Detached 2 storey Dwelling House of cavity brick and cavity concrete block construction with rendered and pebble dashed elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Porch

With ceramic tile floor and a hardwood double glazed entrance door to:-

Reception Hall



14'0" x 8'0" (4.27m x 2.44m)

With fitted carpet concealing a woodblock floor, staircase to First Floor, ceiling light, smoke detector (not tested), fitted Cloaks Cupboard, radiator, 1 power point, doors to Dining Room, Garden/Living Room and:-

Sitting Room



13'9" x 13'4" (4.19m x 4.06m)

With fitted carpet concealing a woodblock floor, uPVC double glazed window, Marble fireplace with hardwood surround housing a coal effect Gas Fire, ceiling light and 2 wall lights on dimmer, coved ceiling and 6 power points.

Dining Room



10'0" x 9'6" (3.05m x 2.90m)

With ceramic tile floor, uPVC double glazed window with roller blind, coved ceiling, ceiling light, double panelled radiator, 2 power points, understairs storage cupboard and archway to:-

Garden/Living Room



13'7" x 11'4" plus door recess 3'0" x 2'0" (4.14m x 3.45m plus door recess 0.91m x 0.61m)

With fitted carpet, uPVC double glazed window, double panelled radiator, 5 power points, coved ceiling, ceiling light on dimmer, coal effect Gas fire and an Aluminium coated double glazed Patio door to rear Patio and Garden.

Breakfast Room



10'8" x 7'8" (3.25m x 2.34m)

With ceramic tile floor, radiator, coved ceiling, ceiling light, 5 power points, pedestrian door to Garage and archway to:-

Kitchen



12'2" x 10'0" (3.71m x 3.05m)

With ceramic tile floor, range of fitted floor and wall

cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, uPVC double glazed window with roller blind (overlooking rear Garden), 2 ceiling lights, coved ceiling, built in Zanussi eye level Electric double Oven/Grill, 4 ring Gas Cooker Hob, Bosch Cooker Hood (externally vented), part tile surround, Vaillant wall mounted Gas Boiler (heating Domestic Hot Water and firing Central Heating), fridge recess and a half glazed door to:-

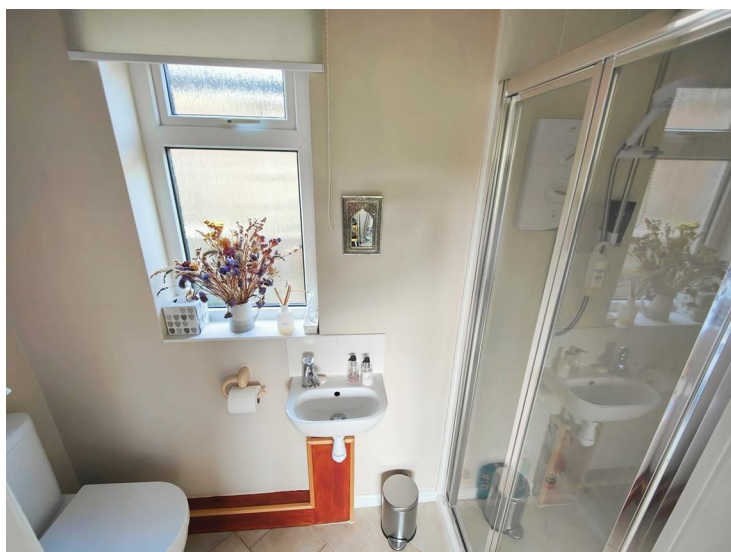
Utility Room



9'0" x 8'8" (2.74m x 2.64m)

With ceramic tile floor, inset single drainer Silk Quartz sink unit with mixer tap, coved ceiling, strip light, uPVC double glazed window with roller blind overlooking rear Garden, 6 power points, appliance points, Aluminium double glazed door to rear Patio and Garden, plumbing for automatic washing machine, access to an Insulated Loft, electricity consumer unit, double panelled radiator and door to:-

Shower Room



With ceramic tile floor, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Mira Sport Electric Shower, uPVC double glazed window, coved ceiling, ceiling light, chrome heated towel rail/radiator,

Manrose extractor fan, tiled splashback and a toilet roll holder.

A staircase from the Reception Hall gives access to a:-

Half Landing

3'0" x 3'0" (0.91m x 0.91m)

With fitted carpet and stairs to Rear Landing and:-

Main Landing

With fitted carpet, ceiling light, fitted base cupboard, 1 power point and access via an aluminium (Slingsby) type ladder to an Insulated and mainly Boarded Loft with electric light.

Bedroom 1 (front)



13'7" x 9'10" (4.14m x 3.00m)

With fitted carpet, radiator, fitted wardrobes along one wall, coved ceiling, ceiling light, pullswitch, wall mirror and 3 power points.

Bedroom 2 (rear)



13'0" x 9'6" (3.96m x 2.90m)

With fitted carpet, coved ceiling, fitted wardrobes along one wall, ceiling light, 3 wall spot/reading lights, radiator, 4 power points and a secondary double glazed window affording Sea views to Fishguard Bay and beyond.

Bedroom 4/Study



10'0" x 9'7" (3.05m x 2.92m)

With fitted carpet, uPVC double glazed window, coved ceiling, ceiling light, radiator and 3 power points.

Bathroom



10'0" x 7'8" (3.05m x 2.34m)

With a laminate wood floor, white suite of panelled Bath, Wash Hand Basin, Bidet and WC, 2 uPVC double glazed windows with roller blinds, fully tiled walls, heated towel rail/radiator, wall mirror, Airing Cupboard with a pre-lagged copper hot water cylinder and immersion heater together with shelves, mirror fronted bathroom cabinet, towel ring, tiled shelf and 2 ceiling lights.

Rear Landing

With fitted carpet and doors to Shower Room and:-

Bedroom 3



24'4" x 10'7" (7.42m x 3.23m)

("L" shaped maximum). With fitted carpet, 2 uPVC double glazed windows (one with roller blind and affording Sea views over Fishguard Bay to Dinas Head), ceiling light and a 3 ceiling spotlight, double panelled radiator, fitted wardrobe, coved ceiling, telephone point and 4 power points.

Shower Room



7'8" x 5'8" (2.34m x 1.73m)

With a laminate wood floor, uPVC double glazed window with roller blind, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Mira Event Electric Shower, heated towel rail/radiator, mirror fronted bathroom cabinet, ceiling light and a Manrose extractor fan.

Externally

Directly to the fore of the Property is a block paving hardstanding which allows for ample Vehicle Parking and Turning Space and gives access to an:-

Integral Garage

16'10" x 10'9" (5.13m x 3.28m)

With a metal up and over door, wall shelves, strip light,

electricity meter and fuse boxes, Gas Meter, pedestrian door to Breakfast Room and a pedestrian door opening to a:-

Lean-to Store Shed

17'10" x 4'0" (5.44m x 1.22m)

(maximum). With wall shelves, strip light and door to rear Garden.

To the fore of the Property is a Lawned Garden with Flowering Shrubs and Roses. A Concrete and Paved Path surround leads to a large established side and rear Garden which is laid to Lawns together with an abundance of Flowering Shrubs, an Apple Tree, Soft Fruits, 3 Vegetable Plots, Paved Patios, Roses, Fuchsias, Hydrangeas etc etc. There is also a Lower Paved Patio with a:-

Timber Summer House



8'0" x 8'0" (2.44m x 2.44m)

2 Outside Power Points, 2 Outside Electric Lights and an Outside Water Tap.

In all the Garden extends to a Quarter of an Acre or thereabouts.

The boundaries of the 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. Mainly uPVC Double Glazed. Aluminium Double Glazed Patio Door and rear Entrance Door. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband connection.

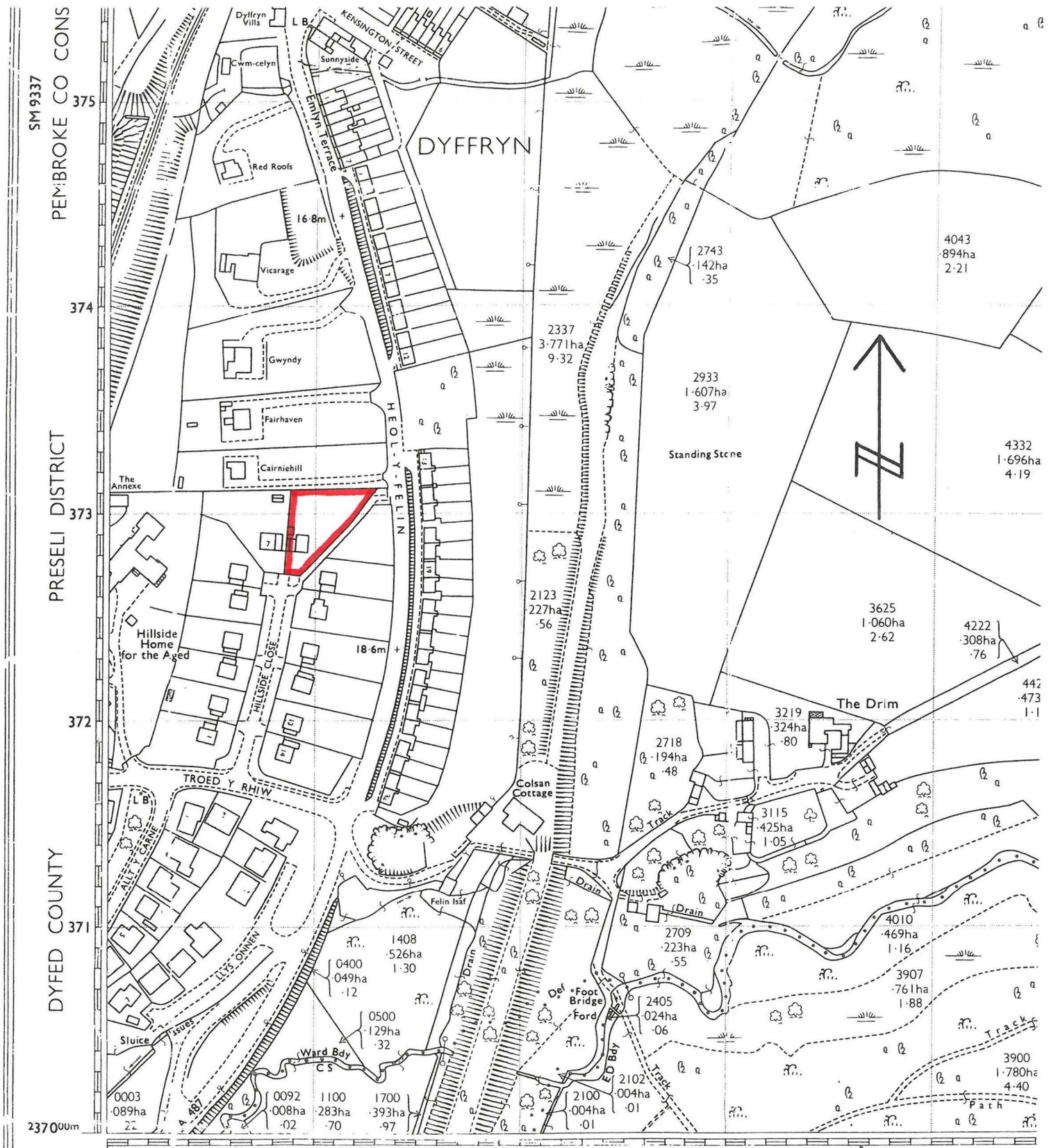
TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

8 Hillside Close is a spacious, well appointed Detached 2 storey Dwelling House which has 3/4 Reception Rooms, a Kitchen, Utility, 4 Bedrooms and 3 Bath/Shower Room accommodation benefiting from Gas Central Heating, Loft

Insulation and uPVC Double Glazing (in the main). In addition, it has a good sized Integral Garage as well as ample Off Road Vehicle Parking space to the fore and large established Gardens and Grounds extending to a Quarter of an Acre or thereabouts with Lawns, Flowering Shrubs, Roses, Mature Trees, Vegetable Beds and Paved Patios. Distant Coastal Sea views to Fishguard Bay and beyond can be enjoyed from the rear of the Property. It is ideally suited for Family or Early Retirement and is offered "For Sale" with a very attractive Price Guide. Early inspection is strongly advised.

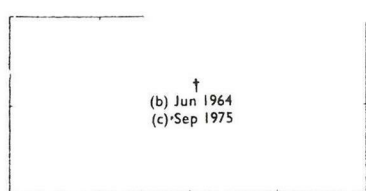
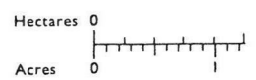


**8 Hillside Close,
Goodwick, Pembrokeshire**

Plan Not to Scale.

Plan for Identification Purposes Only

Made and published by the Dire



Levelled.....1954,70,74
 BoundariesOct 1975
 M H W.....1964
 M L W.....1964

† 1:2500 scale † 1:1250 scale (photographically reduced)
 (a) Surveyed.
 (b) Reconstituted from former County Series plans and revised.
 (c) Revised.

- B H.....Beer H
- B M.....Bench M
- B P.....Boundary
- B S.....Boundary S
- C.....C
- C H.....Club H
- Chy.....Chin
- Cn.....Cap
- D Fn.....Drinking Four

Floor Plan



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	77
(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 - E

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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