



115 Harbour Village, Goodwick, Pembrokeshire, SA64 0EA

Price Guide £199,950

- * A deceptively spacious End of Terrace 2 storey Dwelling House benefitting superb Coastal Sea Views.
- * Comfortable 1/2 Reception, Kitchen/Diner, 3/4 Bedrooms and Bathroom/Wet Room accommodation.
 - * Gas Central Heating, uPVC Double Glazing and Loft Insulation.
- * Front Paved Patio with raised Flower Beds together with rear Concreted and Paved Patio areas.
 - * Workshop 22'8" x 10'0" and a Potting Shed/Greenhouse 9'0" x 8'0" approx.
- * Rear Pedestrian Access. Vehicle Parking at the fore adjacent to front boundary wall.
- * Ideally suited for Family, Retirement, Holiday Letting or for Investment purposes.
 - * Early inspection strongly advised. Realistic Price Guide. EPC Rating D.

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.

Goodwick has the benefit of several Shops, a Post Office/Store, Primary School, a former Church, Chapels, Public Houses, Hotels, a Restaurant, 2 Fish & Chip Shop Cafés/Take-Aways, a Petrol Filling Station/Store and a Supermarket.

Fishguard Harbour being close by, provides a Ferry Terminal for Southern Ireland and in addition, there is a Railway Station.

The twin town of Fishguard is within a mile and a half or so of Harbour Village 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, Take-Aways, Cafes, 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, Traeth Llyfn, Abereiddy, Pwllgwaelod, Cwm-yr-Eglwys and Newport Sands.

The County and Market Town of Haverfordwest is some 16 miles or so South and has the benefit of an excellent Shopping Centre together with an extensive range of 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.

Harbour Village is an elevated Residential area of Goodwick which stands on the headland overlooking the Harbour and Fishguard Bay. 115 Harbour Village is situated within a half a mile or so of the centre of Goodwick and the shops at Main Street.

DIRECTIONS

From the offices of Messrs JJ 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 550 yards or so and upon reaching the roundabout, adjacent to Tesco Express, take the second exit (straight on) and proceed up to Goodwick. Upon reaching the Rose and Crown Public

House turn left and some 50 yards or so further on, take the first sharp right hand turn into New Hill. Proceed up the hill for approximately half a mile and upon reaching Harbour Village, take the second turning on the right and proceed to the end of the road and 115 Harbour is situated on the right hand side. A "For Sale" Board is erected on site.

DESCRIPTION

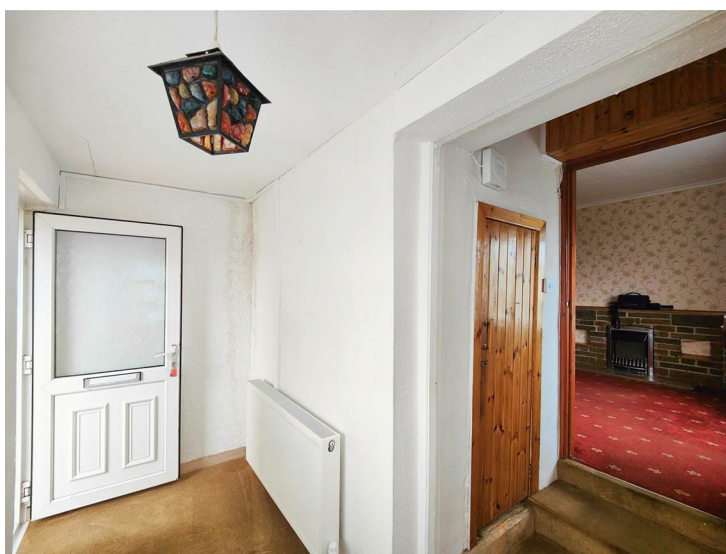
115 Harbour Village comprises an End of Terrace 2 storey Dwelling House of solid stone, brick and cavity concrete block construction with rendered and coloured elevations under a pitched composition slate and flat fibreglass and rubberoid roofs. Accommodation is as follows:-

Storm Porch

3'3" x 3'0" (0.99m x 0.91m)

With wall sensor light and a uPVC double glazed door to:-

Hall



10'2" x 4'11" (3.10m x 1.50m)

With fitted carpet, 2 uPVC double glazed windows, double panelled radiator, ceiling light and door opening to:-

Inner Hall

With a electricity meter/consumer unit cupboard, 15 pane glazed door to Sitting Room and a Pine door to:-

Walk in Understairs Cupboard

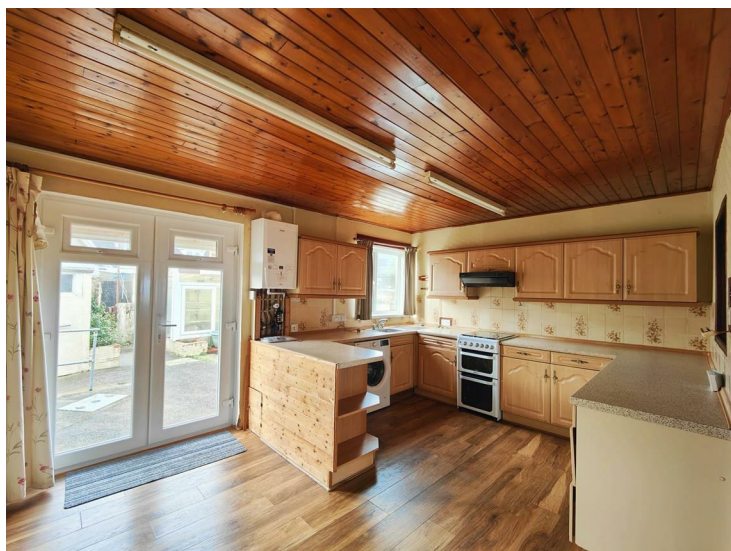
With electric light and 2 power points.

Sitting/Dining Room



22'0" x 11'4" (6.71m x 3.45m)
(maximum). With fitted carpet, double panelled radiator, reformite stone fireplace with Gas fire point, 2 ceiling lights, 14 power points, telephone point, Airing Cupboard with radiator and shelves, TV shelf and video recess, smoke detector (not tested), door to Inner Hall and a 15 pane glazed door to:-

Kitchen/Breakfast Room



15'2" x 11'6" (4.62m x 3.51m)
With a laminate Oak floor, range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, part tile surround, Pine tongue and groove clad ceiling, 2 strip lights, Ideal Logic wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), Hotpoint Ultima freestanding 4 ring Gas Cooker, plumbing for washing machine, fridge recess, double panelled radiator, 10 power points, uPVC double glazed window and uPVC double glazed French Doors to rear Patio.

Inner Hall

With fitted carpet, staircase to First Floor, ceiling light, Mains Smoke Detector (not tested) and doors to Bedroom 1/Living Room and:-

Bathroom/Wet Room



11'7" x 8'11" (3.53m x 2.72m)
With white suite of WC, Wash Hand Basin and panelled Bath, non-slip vinyl floor covering, Thermostatic Shower, low level glazed shower doors, shower curtain and rail, ceiling light, splashback/mirror, Manrose extractor fan, Pine tongue and groove clad ceiling, ceiling light and access to an Insulated Loft.

Bedroom 1/Living Room



13'7" x 13'0" (4.14m x 3.96m)
With vinyl floor covering, uPVC double glazed window, uPVC double glazed French Door to rear Patio Garden, ceiling light, double panelled radiator, telephone point, 4 power points, wiring for Satellite TV and a Mains Smoke Detector (not tested).

First Floor

Landing

With fitted carpet, ceiling light, access to an Insulated Loft, uPVC double glazed window over stairwell and a Smoke Detector (not tested).

Bedroom 2



14'11" x 9'4" maximum (4.55m x 2.84m maximum)
With fitted carpet, double panelled radiator, uPVC double glazed window, telephone point, ceiling light, wall shelf and 1 power point.

Bedroom 3



11'0" x 7'0" (3.35m x 2.13m)
(maximum). With fitted carpet, double panelled radiator, ceiling light, coat hooks, uPVC double glazed window (affording Sea views) and 2 power points.

Bedroom 4



8'6" x 7'1" (2.59m x 2.16m)
With fitted carpet, uPVC double glazed window (affording Sea views), double panelled radiator, ceiling light and 3 power points.

Externally

There is a Paved Patio Garden to the fore together with raised Flower Beds. There is a concrete path surround to the Property and to the rear is a Concreted and Paved Patio together with Outbuildings as follows:-

Workshop



22'8" x 10'0" (6.91m x 3.05m)
Of concrete block construction with a box profile roof. It has 3 windows, a ceiling light and 2 power points.

Potting Shed/Greenhouse

9'0" x 8'0" (2.74m x 2.44m)

3 Outside Electric Lights and Outside Water Tap. Rear Pedestrian Access.

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. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Wiring for Satellite TV. Full Fibre Broadband is available for connection adjacent to the front boundary wall.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

115 Harbour Village is a comfortable End of Terrace, 2 storey Dwelling House which stands in an elevated part of Goodwick known as Harbour Village, from where superb, uninterrupted Coastal Sea views can be enjoyed over Fishguard Bay to Dinas Head and beyond. The Property has deceptively spacious accommodation which benefits from Gas fired Central Heating, uPVC Double Glazing and Loft Insulation, although it is now in need of some modernisation and updating. In addition, it has a Paved Patio to the fore with raised Flower Beds and a rear Paved and Concreted Patio area with a good sized Workshop and a Potting Shed/Greenhouse. It is ideally suited for a Family, Retirement, Investment or for Holiday Letting and is offered "For Sale" with a realistic Price Guide. In order to appreciate the full extent of accommodation and indeed the location and the superb views over The North Pembrokeshire Coastline, inspection is essential and strongly advised. Realistic Price Guide.

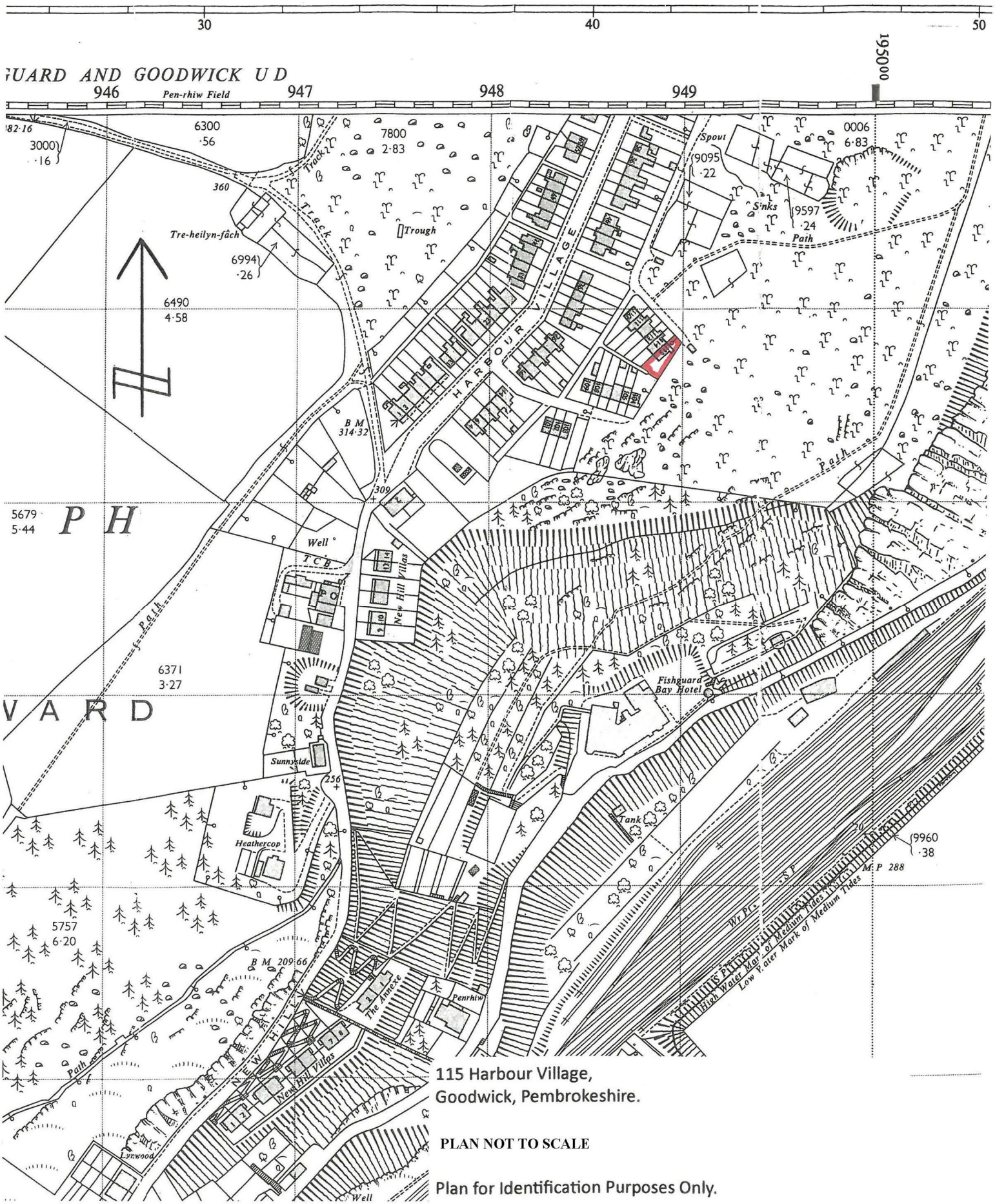


ORDNANCE SURVEY

Revised..... July 1964

Levelled..... 1953,54,63

Scale: 1:2500 or 25.344 inches



115 Harbour Village,
Goodwick, Pembrokeshire.

PLAN NOT TO SCALE

Plan for Identification Purposes Only.

Floor Plan

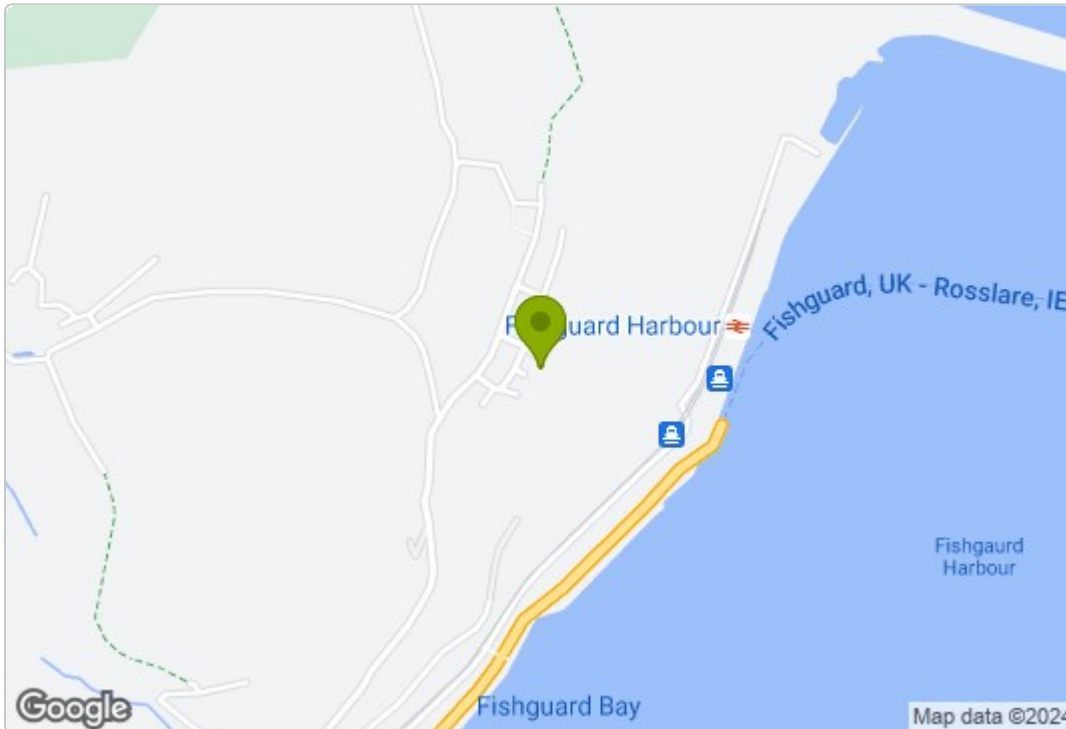


Floor 0 Building 1

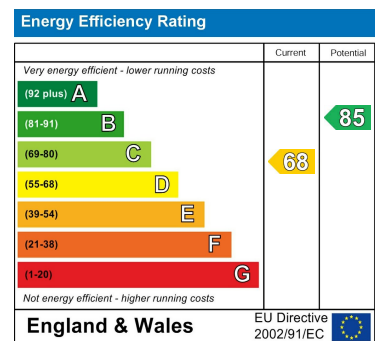


Floor 1 Building 1

Area Map



Energy Efficiency Graph



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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