



## Troed-y-Rhiw, Clement Road, Goodwick, Pembrokeshire, SA64 0DL

### Price Guide £249,500

- \* An attractive Detached single storey Bungalow/Cottage Residence.
- \* Comfortable, well appointed Hall, Sitting/Dining Room, Galley Kitchen, 2 Bedrooms and Bathroom accommodation.
  - \* Gas Central Heating, uPVC Double Glazing and a part Boarded and Insulated Loft.
- \* Good range of Outbuildings including a Home Office/Work/Hobby Room with an En Suite Shower Room, together with a Workshop/Wood Store and a Garden/Day Room.
- \* Elevated Timber Decked Patio with a Canopy cover from where superb Coastal Sea Views can be enjoyed over Fishguard Bay.
  - \* Off Road Parking for 2 Vehicles adjacent to Clement Road and a private enclosed AstroTurf Garden/Sitting area.
  - \* Ideally suited for a Couple, Small Family or for Investment purposes.
  - \* Early inspection strongly advised. Realistic Price Guide.

## 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, a Chapel, Cafes, Public Houses, Hotels, 2 Fish & Chip Shop/Takeaway's, a Petrol Filling Station/Store and a Supermarket.

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 which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Public Houses, Takeaway's, Art Galleries, a Cinema/Theatre, Supermarkets, a Post Office, Petrol Filling/Store, Repair Garages and a Leisure Centre.

The beach at The Parrog is within a third of 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, Porthgain, Traeth Llyfn and Abereiddy.

Fishguard Harbour is within a mile or so of the Property and provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The County and Market Town of Haverfordwest is some 15 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 Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Troed-y-Rhiw fronts onto Clement Road and is within 70 yards 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 second exit and proceed straight on up to Goodwick. Upon reaching The Rose & Crown Public House, turn left and continue on this road for 70 yards or so and proceed straight on up Goodwick Hill and take the first

sharp right hand turn into Clement Road. Troed-y-Rhiw is the first Property on the left.

## DESCRIPTION

Troed-y-Rhiw comprises a Detached single storey Bungalow/Cottage Residence of cavity brick construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

### uPVC Double Glazed Entrance Door to:-

#### Hall



10'6" x 5'10" (3.20m x 1.78m)

With Slate Tile floor, uPVC double glazed window with blinds, ceiling light, coat hooks, P.I.V. Air Recycling Unit, 1 power point, access to an Insulated and Boarded Loft via a wooden pull-down ladder, door to Bedroom 1 and openings to Inner Hall and:-

### Sitting/Dining Room



13'10" x 12'4" (4.22m x 3.76m)

With Oak floorboards, uPVC double glazed window with blinds, fireplace housing a Multifuel Fire on a Slate hearth, 5 wall spotlights, fitted wall display cupboard with shelves, 7 power points, 2 concealed radiators, partial Oak clad walls and an Oak sliding door to:-

## Galley Kitchen



12'10" x 5'1" (3.91m x 1.55m)

With quarry tile floor, Aluminium coated double glazed door to rear Path and Garden, range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, 2 uPVC double glazed windows with wooden blinds, 3 ceiling spotlight, heated towel rail/radiator, freestanding 4 ring Electric Cooker, cooker box, 9 power points, 3 LED ceiling lights, cooker hood (externally vented), 3 downlighters over sink area, glass fronted cupboard housing a Glow Worm wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating) and a Breakfast Bar.

## Inner Hall/Utility Area



6'6" x 4'4" (1.98m x 1.32m)

With Slate Tile floor, plumbing for automatic washing machine, tumble drier vent, double glazed window, 2 Oak fronted wall cupboards, heated towel rail/radiator, worktop and Oak sliding doors to Bedroom 2 and:-

## Bathroom



6'1" x 5'7" (1.85m x 1.70m)

With floor tiles, white suite of "P" shaped Bath with Shower attachment and a curved glazed shower screen, Wash Hand Basin in a vanity surround and WC, 2 wall mirrors, fully tiled walls, Xpelair air extractor, toilet roll holder, heated towel rail/radiator, ceiling light, towel ring and a concealed sunken night light.

## Bedroom 2



14'2" x 6'0" (4.32m x 1.83m)

plus 3'6" x 2'0" (1.07m x 0.61m). With Oak floorboards, 2 uPVC double glazed windows with wooden blinds, double panelled radiator, alcove with shelf and hanging rail and 2 Oak fronted wall cupboards with built in and drop down Single Beds.

## Bedroom 1



14'3" x 9'0" (4.34m x 2.74m)  
(maximum). With Oak floorboards, fitted Oak wardrobe and chest of drawers, radiator, uPVC double glazed window with wooden blinds, ceiling light, part Oak clad walls, 4 power points and a uPVC double glazed door to a raised west facing AstroTurf Garden with Flowering Shrubs.

### Externally

Directly to the fore of the Bungalow/Cottage is an Indian Sandstone Paved Path which has a stainless steel and glass handrail balustrade leading from the parking area to the front door of the Dwelling.

Adjacent to the eastern gable end of the Bungalow is a Concrete Hardstanding which allows for Off Road Parking for 2 Vehicles together with a pedestrian door leading to a concreted path at the rear of the Dwelling which leads to a private enclosed and raised AstroTurf Garden with Flowering Shrubs.



Steps from the Pathway at the rear lead up to a Timber Decked Patio with lighting and canopy cover from where Coastal Sea views can be enjoyed over The Parrog to Fishguard Bay and beyond. Adjacent to the Timber Decked Patio is a:-

## Work/Hobby Room/Home Office



15'2" x 8'3" (4.62m x 2.51m)  
With a laminate Beech floor, strip light, sink unit, 8 power points and door to a:-

### Shower Room

With fully tiled walls, white suite of WC, Wash Hand Basin and a Tiled Shower Cubicle with a glazed shower screen, 2 ceiling lights and a uPVC double glazed window.

Within close proximity of the Work/Hobby Room/Home Office is a:-

### Garden/Day Room



15'0" x 11'6" (4.57m x 3.51m)  
With a range of floor cupboards, inset single drainer stainless steel sink unit with mixer tap and single glazed windows.

There is also a:-

## Wood Store/Workshop



11'0" x 11'0" (3.35m x 3.35m) (approx). Of timber construction with corrugated iron cladding, single glazed polycarbonate windows under a corrugated perspex and corrugated onduline roof.

Beyond the Terrace is a large steeply sloping area of ground.

7 Outside Lights (One Sensor Light). Outside Water Tap. Outside Power Points.

### SERVICES

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Cavity Wall Insulation. Loft Insulated and part Boarded. Cavity Wall Insulation. Mainly Insulated Floor. Telephone, subject to British Telecom Regulations. Broadband Connection. P.I.V. Air Recycling Unit.

### TENURE

Freehold with Vacant Possession upon Completion.

### REMARKS

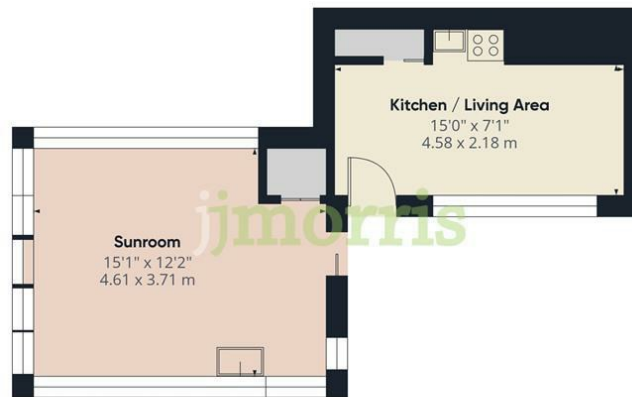
Troed-y-Rhiw is a deceptive single storey Bungalow/Cottage Residence which stands in an elevated location on Clement Road from where Coastal Sea views can be enjoyed over The Parrog to Fishguard Bay and beyond. The Property is in excellent decorative order throughout and has many attractive Character features including Oak Floorboards, Quarry Tiled Floors, built in Oak Furniture, a Multifuel Stove etc etc. In addition, it has Gas fired Central Heating, uPVC Double Glazing and a Boarded and Insulated Loft as well as Cavity Wall Insulation and in the main, an Insulated floor. It has Off Road Parking for 2 Vehicles together with a private Astroturf Garden as well as an elevated area with a Timber Decked Patio with Canopy cover, a Home Office/Work/Hobby Room, a Garden/Day Room and a Woodstore/Workshop. There is also a large but sloping elevated Garden directly to the rear. It is ideally suited for a Couple, small Family or for Investment purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.



## Floor Plan



Floor 0 Building 1

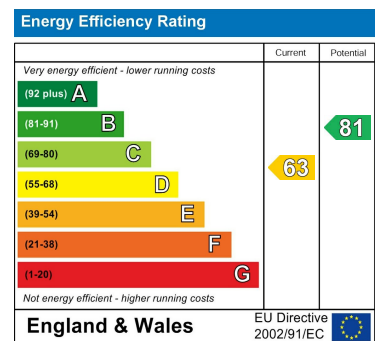


Floor 0 Building 2

## Area Map



## Energy Efficiency Graph



## Council Tax Band - B

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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