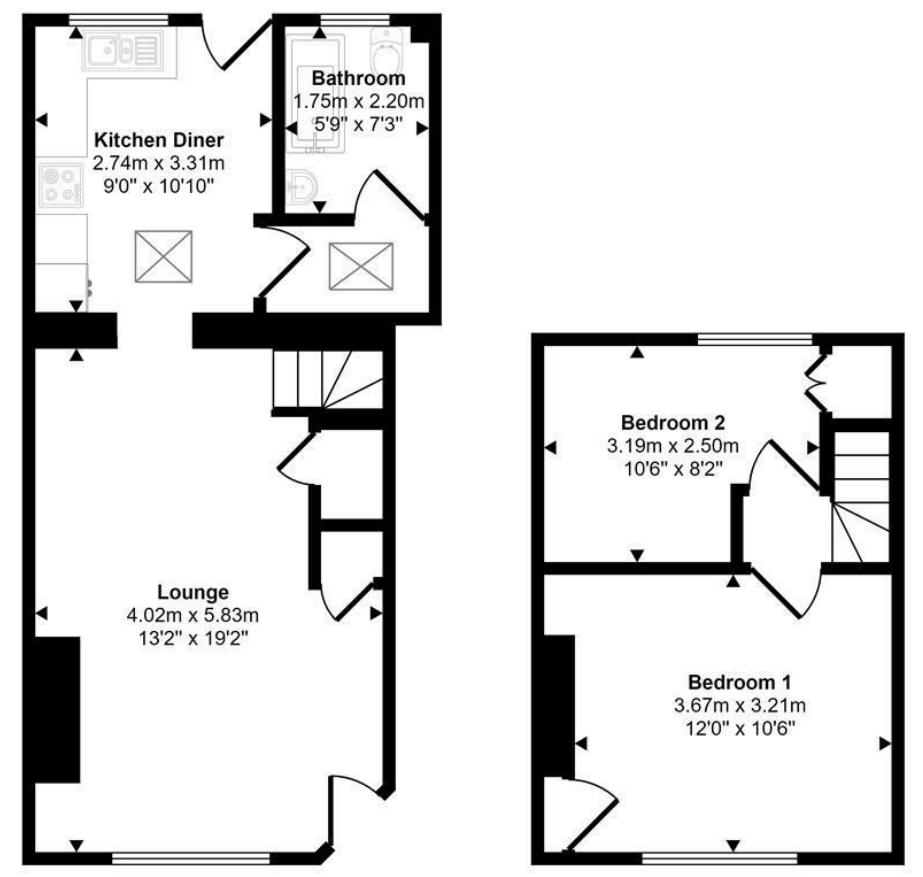


Approx Gross Internal Area
64 sq m / 688 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'B' Pembrokeshire

ref:LG/AMS/02/24/OK/LG
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

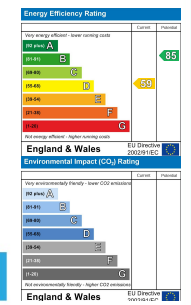


37 Harbour Village, Goodwick, SA64 0DY

- Terraced Property
- Well Presented Accommodation
- Rear Garden
- Walking Distance To Coastal Path
- Gas Heating, Double Glazed
- Sea Views To The Front
- Off Road Parking
- Two Bedrooms
- Approx. 2 Miles To Fishguard
- EPC Rating: D

Offers In The Region Of £155,000

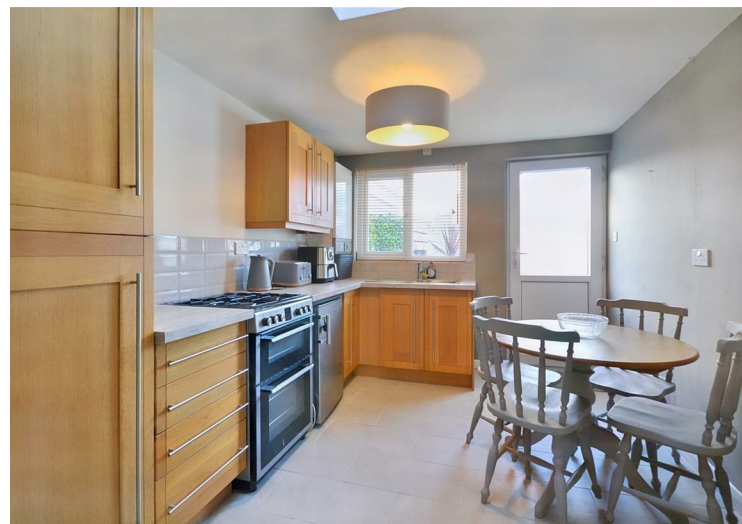
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile



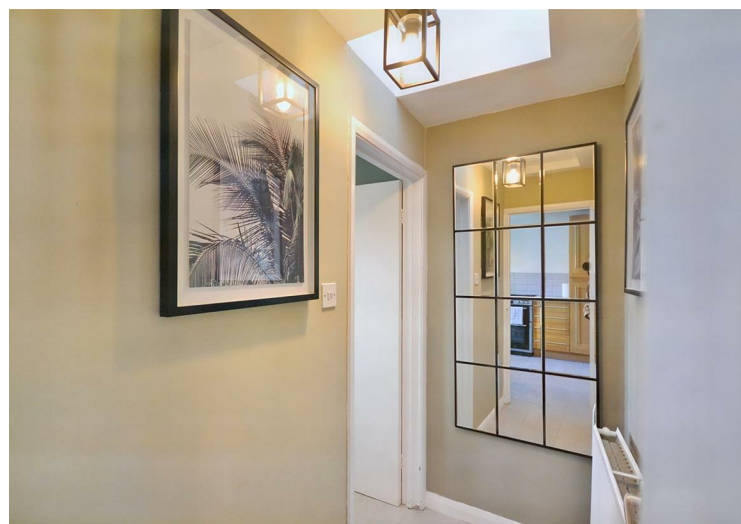


Situated in a popular residential area in Goodwick, within easy reach of Fishguard and its harbour and train station, and just 16 miles to Haverfordwest town and its amenities, this well presented home would make an ideal first time buy or investment opportunity.

Benefiting from gas central heating, uPVC double glazing, an enclosed rear garden and off road parking. The accommodation briefly comprises; on the ground floor, a living room tiled flooring, and a fireplace with a slate hearth . From here an opening leads to the kitchen diner which has matching wall and base units and gives access to the rear garden. From here the inner hallway leads to the modern bathroom. The staircase from the living area leads to the first floor where there are two bedrooms, one benefits from sea views.

Externally to the front of the property there is a driveway offering off road parking for one vehicle. The rear garden is accessed via the door in the kitchen, and is low maintenance with various shrubs and raised flower beds. Towards the end of the garden there is a useful outdoor block built shed, and rear access to a lane behind the property. Further car parking is available to the rear of the property in a public carpark.

There is a regular bus service to nearby Fishguard, a popular market town and ferry port on the Pembrokeshire coastline. There is a wide variety of shops, restaurants, schools, and a leisure centre in the town. Fishguard Harbour is the ferry terminal to Southern Ireland and has a train station that offers further transport links to the east. Goodwick Sands provides a safe beach for families, with other coves and beaches such as Pwllgwaelod, Cwm yr Eglwys, Abercastle, etc all within easy driving distance.



Living Room
Kitchen Diner

Bathroom
Bedroom One

Bedroom Two

DIRECTIONS

From our Fishguard office proceed towards Goodwick, at the harbour roundabout go straight ahead. At the top of the hill turn left, then immediately right, following New Hill, until you reach Harbour Village, continue and you will find the property on your left hand side as indicated by our for sale board.



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.

