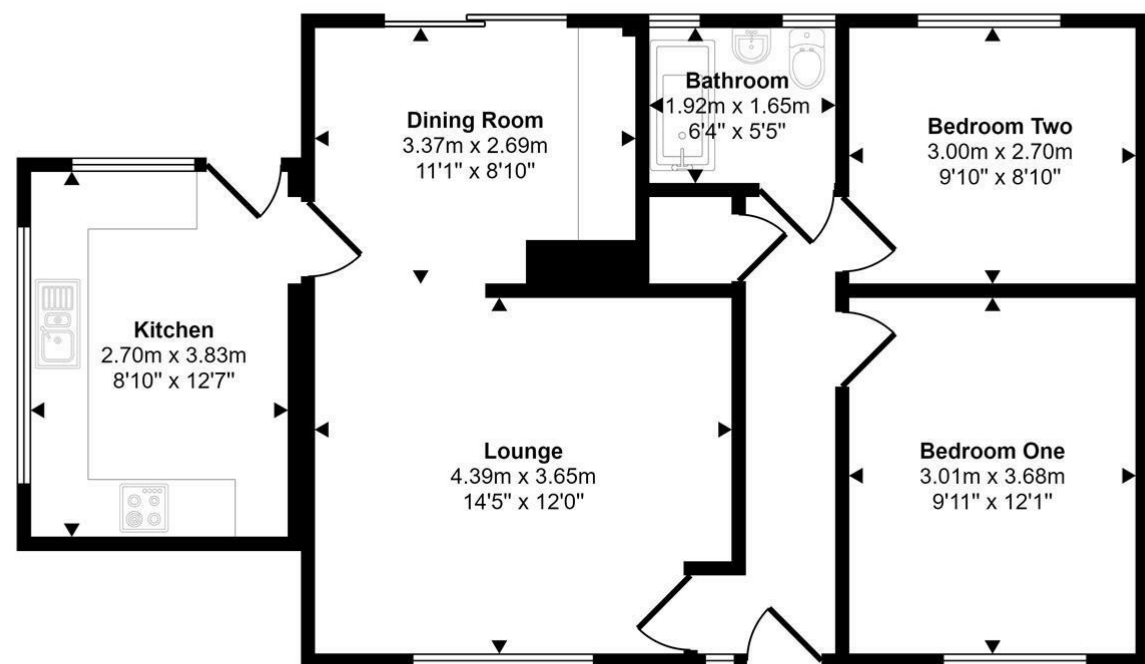


Approx Gross Internal Area
68 sq m / 730 sq ft



Floorplan

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 County Council
AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

ref: LG/AMS/06/24/OK

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

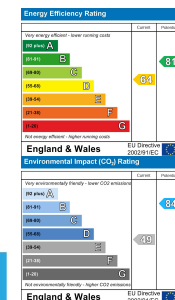
41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915



1 Min y Rhos, Llanwnda, Goodwick, Pembrokeshire, SA64 0HY

- Semi-Detached Bungalow
- Two Bedrooms
- Well Presented
- Off Road Parking
- Oil Central Heating
- Local Restrictive Covenant Applies
- Modern Kitchen
- Countryside Views To Rear
- Garden & Patio Area
- EPC Rating: D



Offers In The Region Of £245,950

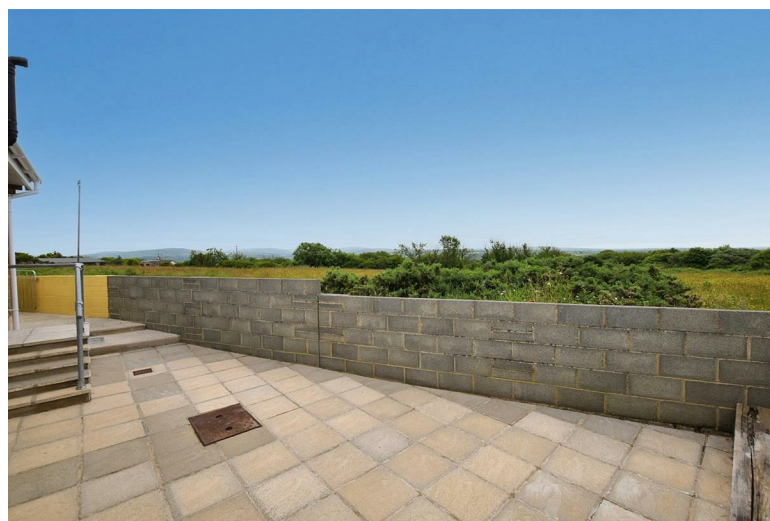
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915

The Agent that goes the Extra Mile





A well presented, two bedroom semi detached bungalow situated on the outskirts of Goodwick within easy reach of schools and amenities. Goodwick beach, the train station and harbour are a short distance away, and is approximately 1.5 miles to the nearby town of Fishguard. This property would make a great first time buy or family home, benefiting from gardens to the front and rear, two bedrooms and oil central heating. Please note a local restrictive covenant applies to this property.

The property briefly comprises, an entrance hallway, with door to the left into the open plan lounge/diner. The dining area benefits from a built in breakfast bar, and sliding doors out to the rear patio area. There is a modern fitted kitchen with matching wall and base units, undercounter lights, and picture windows benefiting from the wonderful countryside views. There are two double bedrooms and a bathroom.

Externally, to the front of the property there is a lawned area with a raised decked path leading to the front door. To the side of the property there is a low maintenance gravel area offering off road parking for a couple of vehicles, and a useful storage shed. The rear of the property can be accessed via the side or through doors in the dining room and kitchen. To the rear there is a patio with a sleeper flower bed. This offers the perfect spot to sit and enjoy the views around you.

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.



Hallway

Kitchen

Bathroom

Lounge

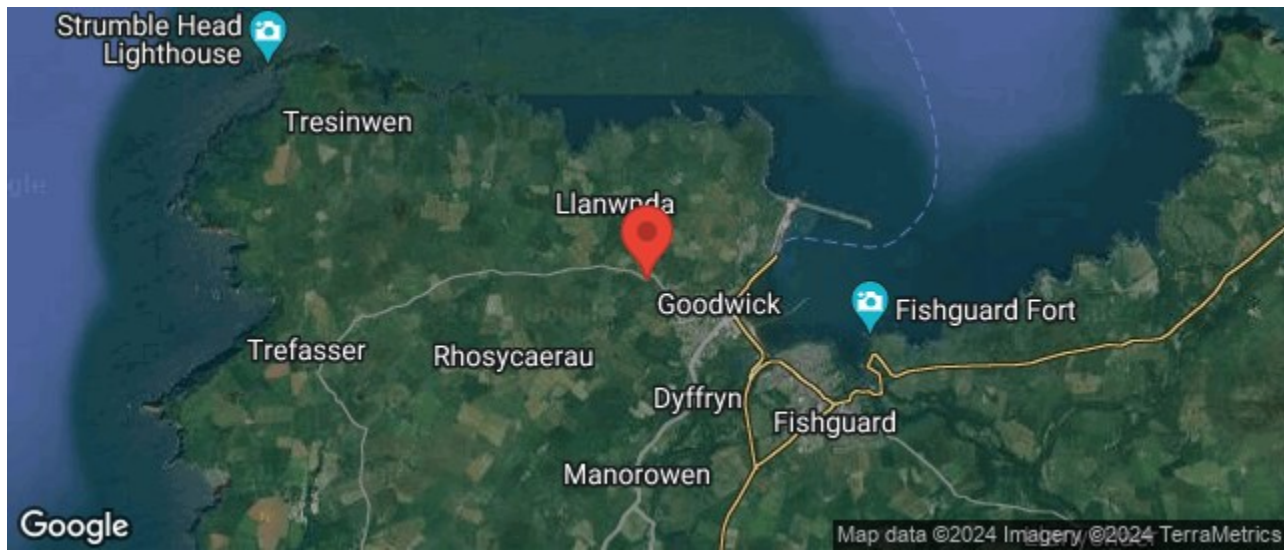
Bedroom One

Dining Room

Bedroom Two

DIRECTIONS

From our Fishguard office proceed to Goodwick, at the Harbour roundabout go straight ahead and turn left at the top of the hill, bear right onto Goodwick Hill, continue through the village of Stop and Call, at end of the road bear left, after a short distance you will find the property on your left hand side as indicated by our for sale board. What three words - [///access.rewarded.croaking](http://access.rewarded.croaking)



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