

Approx Gross Internal Area  
62 sq m / 667 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: LW/AMS/12/24/OK\_LW

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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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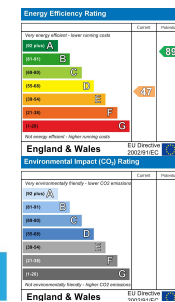


## 10 Manor Parade, Goodwick, SA64 0BE

- Terraced House
- Garden To Front & Rear
- Balcony
- 0.6 Miles To Fishguard Harbour
- Electric Heating
- Two Bedrooms
- Off Road Parking
- Kitchen/Dining Room
- Close To Amenities
- EPC Rating: E

Price £135,000

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*The Agent that goes the Extra Mile*







A terraced property situated in Goodwick within walking distance of the coast at Fishguard Harbour, the train station and amenities. This property is a blank canvas, offering great potential to add your own stamp to the accommodation. Benefiting from off road parking, a garden to the front and rear and two bedrooms.

The accommodation briefly comprises, an entrance porch area with an arched opening into the living room. From here there is a door to the rear garden, and double doors into the kitchen/dining room. The kitchen benefits from fitted base units, a tiled splashback, room for a dining table, and space for a dishwasher/washing machine. An open staircase leads to the first floor where there is a landing, a family bathroom with shower over the bath and two double bedrooms. One of which benefits from a balcony to the front, accessed via patio doors.

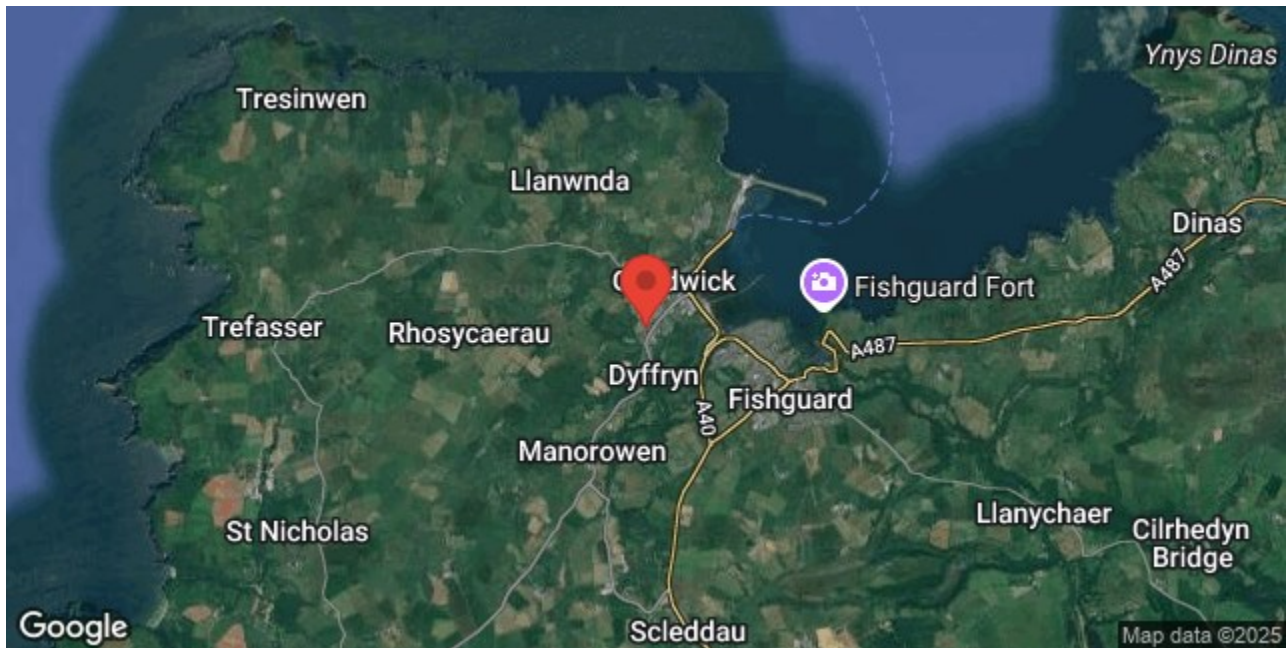
Externally, to the front of the property is laid mainly to lawn, with raised flower beds, and a small patio towards the front door. Opposite the property there is dedicated parking for two vehicles. The rear garden is accessed via a door in the living room, here there is a low maintenance and enclosed patio, with a terraced area accessed via steps to either side. A great spot for potted plants and flower beds.

Goodwick is situated in North Pembrokeshire, and has a range of shops, public houses and a junior school. Fishguard Harbour is a ferry terminal to Southern Ireland, has a train station and there is a regular bus service to the nearby market town of Fishguard which has a leisure centre, library and a variety of restaurants, shops, churches and schools. 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.



## DIRECTIONS

From our office in Fishguard proceed to Goodwick. At the harbour roundabout take the first exit onto the A487, and take the second right turn under the railway bridge into Jacksons Way, then immediately turn left into Manor Parade. Continue for a short distance and you will see the property on your right hand side denoted by our for sale board. What three words - ///flesh.local.lurching



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.

