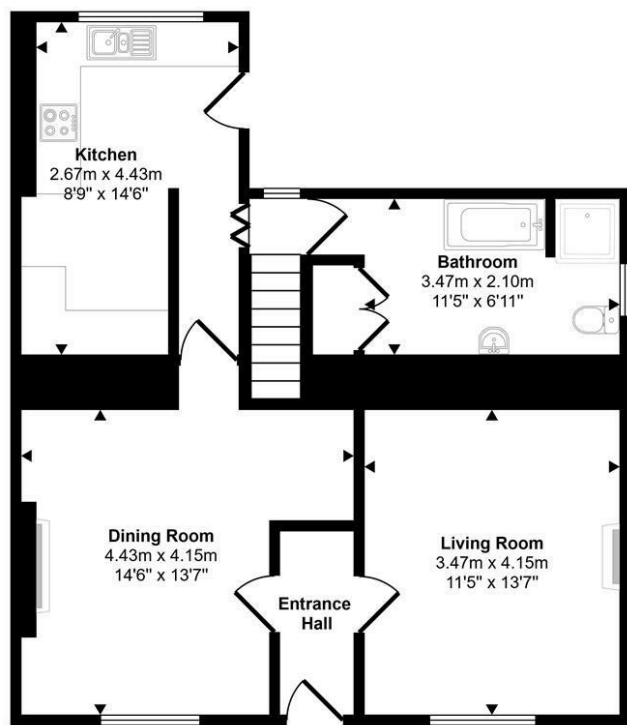
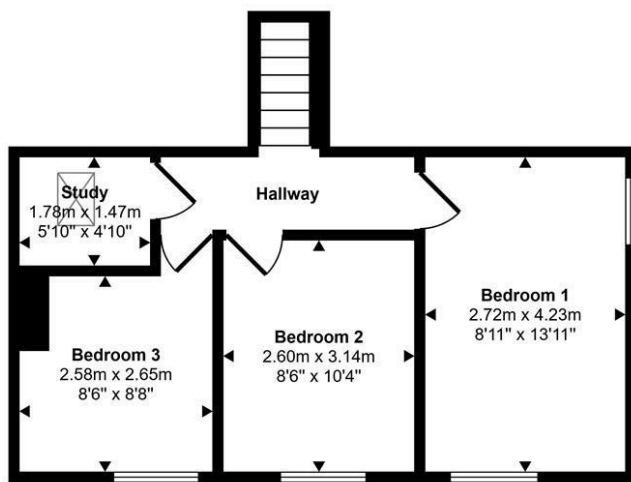


Approx Gross Internal Area
101 sq m / 1084 sq ft



Ground Floor
Approx 64 sq m / 692 sq ft



First Floor
Approx 36 sq m / 392 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 '' Pembrokeshire

ref: LG/AMS/01/25/OK/AMS/01/25

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.

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

41 High Street, Cardigan, Ceredigion, SA43 1JG

EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

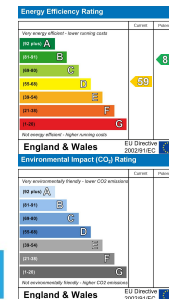


Ivy House Goodwick, Pembrokeshire, SA64 0EX

- Semi Detached Cottage
- Two Reception Rooms
- Well Presented
- Garden To Rear
- Gas Central Heating
- Three Bedrooms
- Character & Charming Accommodation
- Garage & Off Road Parking
- Income Potential
- EPC Rating: D

Offers In The Region Of £245,000

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The Agent that goes the Extra Mile





A character semi-detached cottage set in Goodwick, within a short distance of the harbour, train station and the Pembrokeshire coastline. The accommodation is full of character and charm, as it has retained many original features, which includes fireplaces and exposed beams. The property benefits from two reception rooms, three bedrooms, and gas central heating.

The accommodation briefly comprises, an entrance hallway with doors either side into the sitting room and dining room, both exposed beams and feature fireplaces. The kitchen is to the rear of the cottage, has been fitted with a range of wall and base units, has a built-in electric hob and oven, space for a washing machine, and a breakfast bar. From here there is door out to the rear garden. A few steps lead up to the bathroom, where there is a separate bath and shower. From here further stairs lead onto the first floor landing, where you will find three double bedrooms and a study.

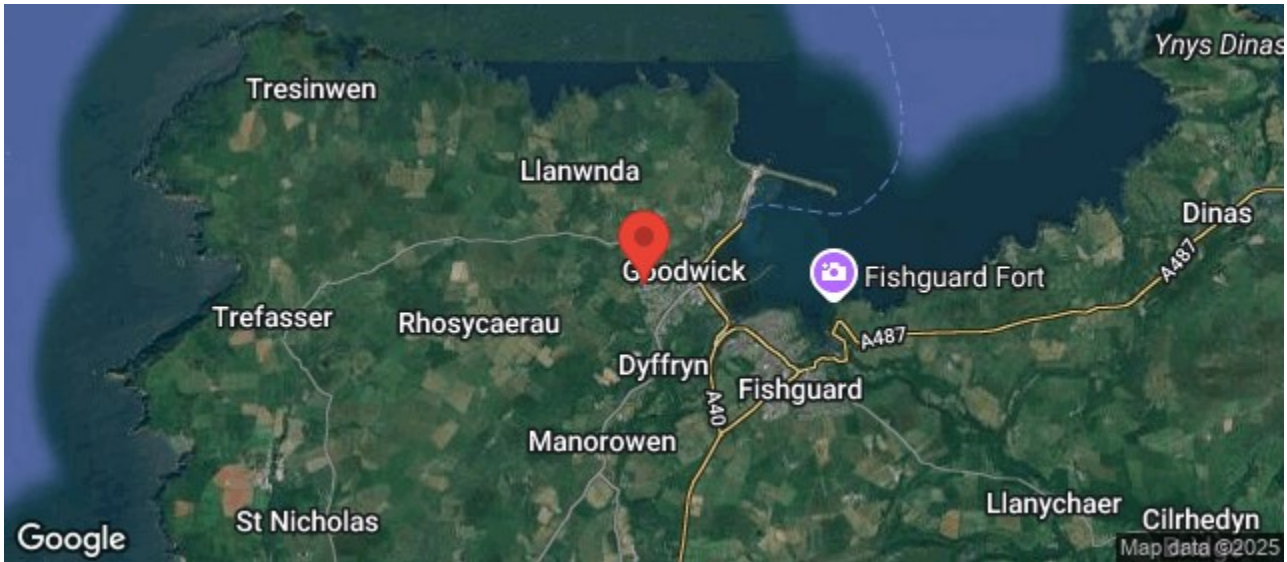
Externally, the property is accessed via a tarmacadam driveway offering off road parking for several vehicles as well as access to the garage. The rear garden is enclosed and can be accessed via the kitchen or through a gate at the side of the property. The garden is laid mainly to lawn, with a useful wooden storage shed and is bordered to the left by mature trees.

This lovely cottage would make a fantastic family home or holiday let opportunity.

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 Fishguard office proceed to Goodwick, follow the road straight ahead at the Ferry roundabout, turning left at the top of the road onto Goodwick Square. Follow the road to the right up Stop and Call Hill. Continue up the road until you reach the sharp bend and the property will be found on your right hand side. What three words - ///ketchup.ballots.fieri



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