



Dolwerdd New Road, Goodwick, SA64 0AD

Offers In The Region Of £325,000

- 3 Bedroom Detached Bungalow
- Coastal Village Location
- Good Sized Plot
- Renovation Project
- Development Opportunity
- EPC Rating F

Dolwerdd New Road, Goodwick SA64 0AD

3 1 3 F

Council Tax Band: E



The Property

Dolwerdd is a 3 bedroom detached bungalow of non standard construction in need of renovation. The accommodation comprises: Entrance porch, hallway, three reception rooms, three bedrooms, shower room, kitchen, utility room and boiler room. Some of the rooms are accessed via a separate external access. Dolwerdd is set on a generous plot with front and rear gardens, mature trees, a lean-to greenhouse, a driveway with ample off road parking and a garage.

There is outline planning permission for up to four dwellings, planning number (21/0482/PA). The existing bungalow sited on the land would require removing prior to commencing any works. Development of the four dwellings as per planning will be subject to Section 106 affordable housing contribution of £5,087.50 per dwelling.

Location

The village of Goodwick offers local amenities and is close to the harbour town of Fishguard which provides further amenities to include secondary school and leisure centre. Goodwick boasts a ferry terminal to Ireland and a railway station which re-opened in 2012, offering train services to Swansea and beyond. The Pembrokeshire Coastal Path is nearby and there are many beaches within easy driving distance.

Directions

From Haverfordwest take the A40 towards Fishguard. At the first Fishguard roundabout take the 1st exit towards Goodwick and the ferry terminal. At the next roundabout, take the 1st exit and continue down the hill. Follow this road passing Tesco Express and petrol station on your left. At the next roundabout take the first exit and then the second turning on your left onto New Road. Dolwerdd can be found on the right hand side. For GPS purposes the postcode for the property is SA64 0AD.

Entrance Porch

Hallway

Reception Room

16'6 max x 14'6 max

Dining Room

10'8 x 8'11

Shower Room

7'0 x 6'6

Kitchen

10'8 x 5'6

Boiler Room

7'9 x 7'3

Bedroom 1

14'7 max x 10'8 max

Bedroom 2

11'11 x 9'11 max

Utility Room

Reception Room

16'8 max x 10'8 max

Bedroom 3

12'3 max x 9'0

Externally

Good size front and rear gardens with mature trees, a lean-to greenhouse, a driveway with ample off road parking and a garage.

Tenure

We are advised that the property is freehold.

Services

Mains water and electricity. Oil central heating. Private drainage - Cesspit.

Viewings

Strictly by appointment through Town, Coast and Country Estates please.

Agent's Note

The bungalow is of non standard construction - Timber framed with asbestos panelling.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E	33	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point in which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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