

Incorporating Coast & Country Estates Office Haverfordwes









# Dolwerdd New Road, Goodwick, SA64 oAD

# Offers In The Region Of £285,000

- 3 Bedroom Detached Bungalow
- Coastal Village Location
- Good Sized Plot

- Renovation Project
- Development Opportunity
- EPC Rating F

# Dolwerdd New Road, Goodwick SA64 oAD









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 oAD.

#### **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

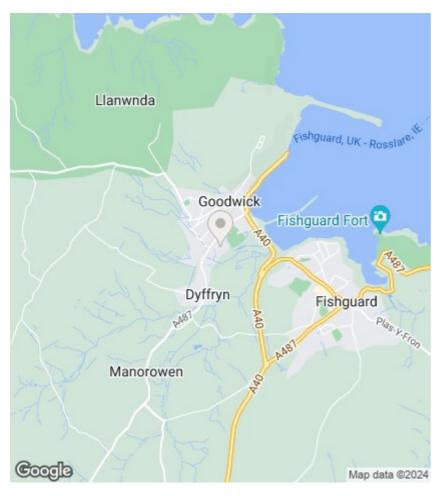
Mains water and electricity. Oil central heating. Private drainage - Cesspit.

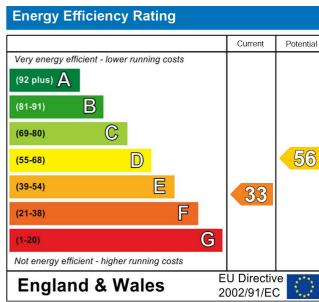
#### **Viewings**

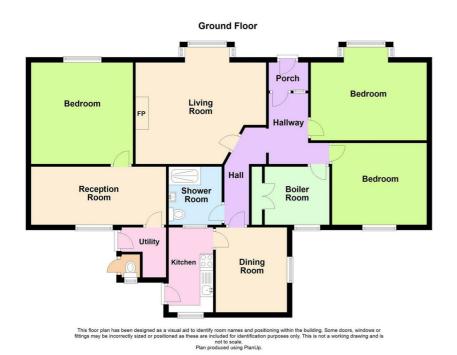
Strictly by appointment through Town, Coast and Country Estates please.

#### **Agent's Note**

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







#### 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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GURANTEES OR WARRANTIES WHATEVER IN RELATION TO THE PROPERTY.