



## Dolwerdd New Road, Goodwick, SA64 0AD

Price Guide £225,000

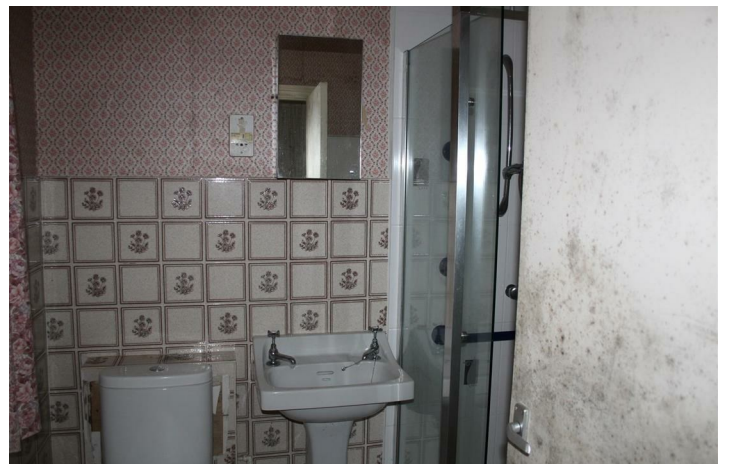
- 3 Bedroom Detached Bungalow
- Coastal Village Location
- Good Sized Plot
- Renovation Project
- Development Opportunity
- EPC Rating F

# Dolwerdd New Road, Goodwick SA64 0AD

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £260,000. A 3 bedroom detached bungalow of non standard construction in need of renovation, 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.



Council Tax Band: E



## The Property

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £260,000. 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.

## Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

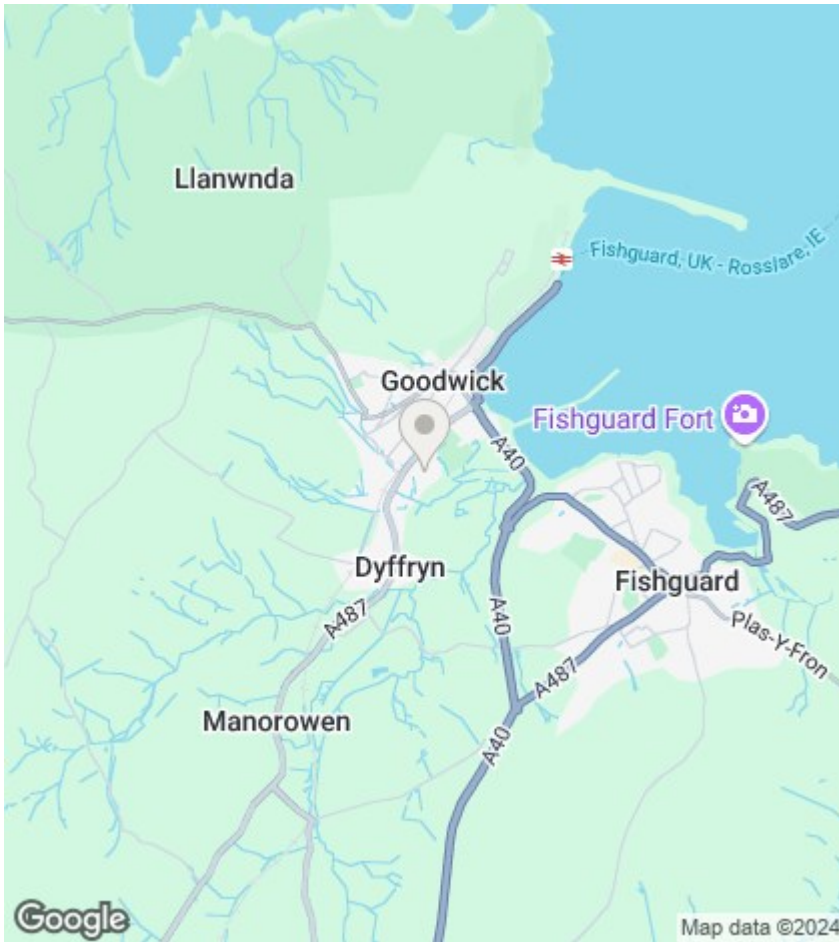
The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.


A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

## Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



### Energy Efficiency Rating

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

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.