



Lion House Precelly Crescent, Stop And Call, Goodwick, SA64 0HE

Offers In The Region Of £495,000

- Substantial 6 Bedroom Detached House
- 4 Reception Rooms
- Superb Sea & Countryside Views
- EPC Rating C
- Parking for Several Vehicles and Garage

Lion House Precelly Crescent, Goodwick SA64 0HE

A substantial 6 bedroom detached house with superb sea & countryside views, split over 3 floors this property offers versatile living. Benefitting from mature grounds with decked and lawn area to front, off road parking for several vehicles and integral garage.



Council Tax Band: F



The Property

Lion House is a substantial 6 bedroom detached property benefiting from superb sea and countryside views and offering versatile living accommodation split over three floors. The property comprises: entrance porch, hallway, 4 bedrooms, en suite bathroom, bathroom, utility room and garden room to the ground floor, hallway, lounge, sun room, dining room, study, kitchen and shower room to the first floor and 2 bedrooms and shower room to the second floor. Externally there is a block paved driveway offering parking for several vehicles leading to integral garage. The gardens are full of character with a variety of trees, plants and shrubs offering an abundance of produce including apples, plums, cherries, pears and strawberries. There is a decked area to the front and side with a lawn and rockery to the front.

Location

Lion House is located in the village of Goodwick with 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 second exit, turn left onto Goodwick Hill signposted Llanwnda and Strumble Head. Continue up the hill and take the third turning on the right, follow the road and Lion House can be found on the left hand side. For GPS purposes the postcode for the property is SA64 0HE.

The property is approached via a block paved driveway with a step up leading to wooden door to

Entrance Porch

5'10 x 5'1

Front facing window. Tiled floor. Glass panelled door to

Hallway

Stairs leading to first floor. Door to under stairs storage cupboard. Radiator. Door to

Bedroom 1

13'9 (max) x 11'7

Front facing French doors with glass panels to both sides opening onto decking. Radiator. Built in wardrobes with louvre doors. Door to

En Suite Bathroom

11'3 x 6'7

Side facing obscure glazed window. W/c. Wash hand basins with stainless steel taps and tiled splashback. Bath with stainless steel mixer tap, hand held shower and tiled splashback. Shower cubicle housing mains shower. Radiator. Manrose extractor fan.

Inner Hallway

Radiator. Door to

Bedroom 2

13'3 x 9'0

Side facing window. Wash hand basin with stainless steel taps and tiled splashback. Radiator.

Bathroom

9'11 x 6'5

Rear facing obscure glazed window. W/c. Wash hand basin with stainless steel taps and tiled splashback. Bath with stainless steel taps and tiled splashback. Shower cubicle housing mains shower. Radiator.

Bedroom 3

13'10 x 9'2

Front facing window. Radiator.

Bedroom 4

11'5 (max) x 10'6 (max)

Rear facing window. Radiator.

Utility Room

10'6 x 8'6

Rear facing window. Stainless steel sink unit and drainer with stainless steel taps. Space and plumbing for washing machine. Radiator. Vaillant gas boiler. Classic Tribune hot water cylinder. Door to integral garage. Door to garden room

Garden Room

12'0 x 5'4

Windows to sides and rear. Tiled floor. Door to rear garden

First Floor

Hall

Door to

Lounge

20'8 x 14'3

Rear facing window. Radiators. Opening to

Sun Room

17'9 x 13'5

Front and side facing windows allowing an abundance of natural light. Superb sea and countryside views. Radiator. Door to

Dining Room

14'5 x 9'7

Front facing window with sea and countryside views. Radiator.

Shower Room

Rear facing obscure glazed window. W/c. Wash hand basin with stainless steel taps, tiled splashback and mirror. Shower cubicle housing a Gainsborough electric shower. Radiator.

Kitchen

17'11 x 8'11

Side and rear facing window with sea and countryside views. Extensive range of wall and base units with work surfaces over. Electric hob with extractor fan over and eye level double oven. Space and plumbing for dishwasher. Stainless steel sink and drainer with mixer tap. Partially tiled walls. Manrose extractor fan. Radiators.

Study

14'3 x 9'3
Rear facing window. Radiator.

Second Floor**Landing**

Door to

Bedroom 5

17' (max) x 11' (max)
Front facing velux window with sea and countryside views. Eaves storage cupboards. Sloping ceiling.
Radiator.

Shower Room

8'7 (max) x 5' (max)
Rear facing velux window. W/c. Wash hand basin with stainless steel taps, tiled splashback, mirror and electric shaving point. Shower cubicle housing mains shower. Manrose extractor fan. Sloping ceiling.
Radiator.

Bedroom 6

14'6 x 11'0
Rear facing velux window. Eaves storage cupboards. Sloping ceiling. Radiator.

Externally

The property is approached via a block paved driveway offering parking for several vehicles leading to integral garage. The mature grounds have a variety of trees, plants and shrubs including apple, plum, cherry, pear and strawberries. There is a decked area to the front and side with wooden railing, lawn and rockery to the lower front with feature stone walls and steps leading towards the house.

Garage

Integral garage with electric door.

Tenure

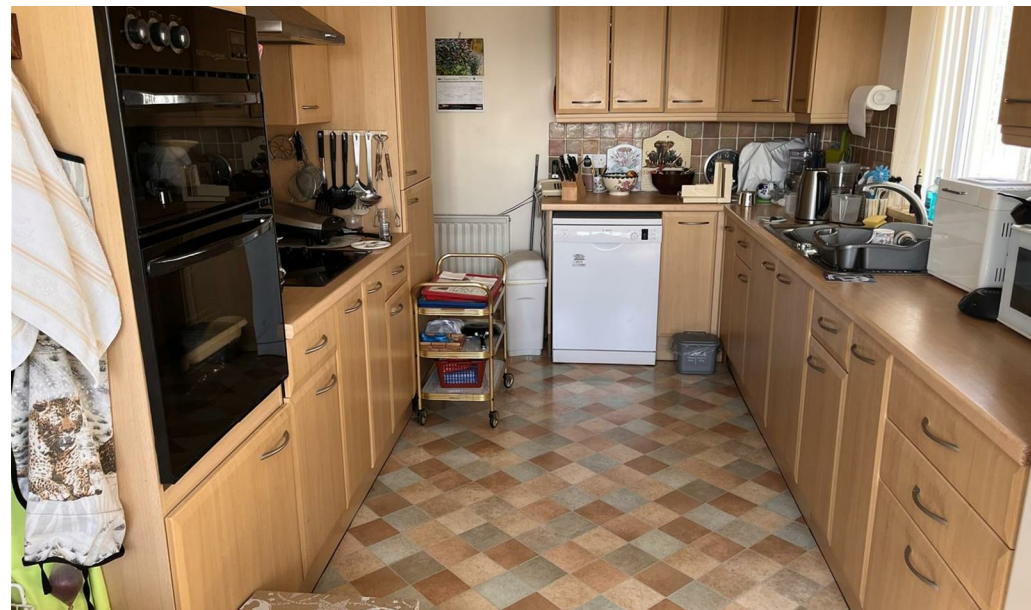
We are advised that the property is Freehold.

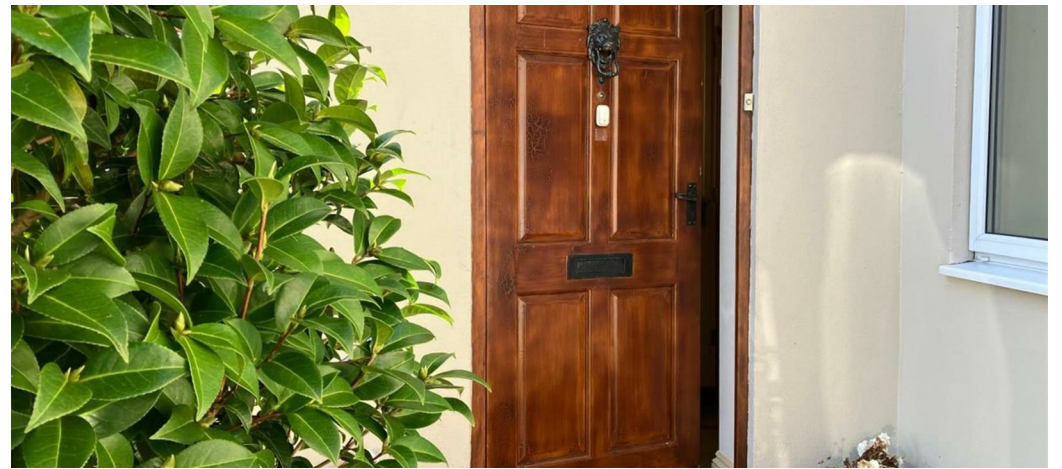
Services

Mains electricity, gas, water and drainage. Gas central heating.

Viewing

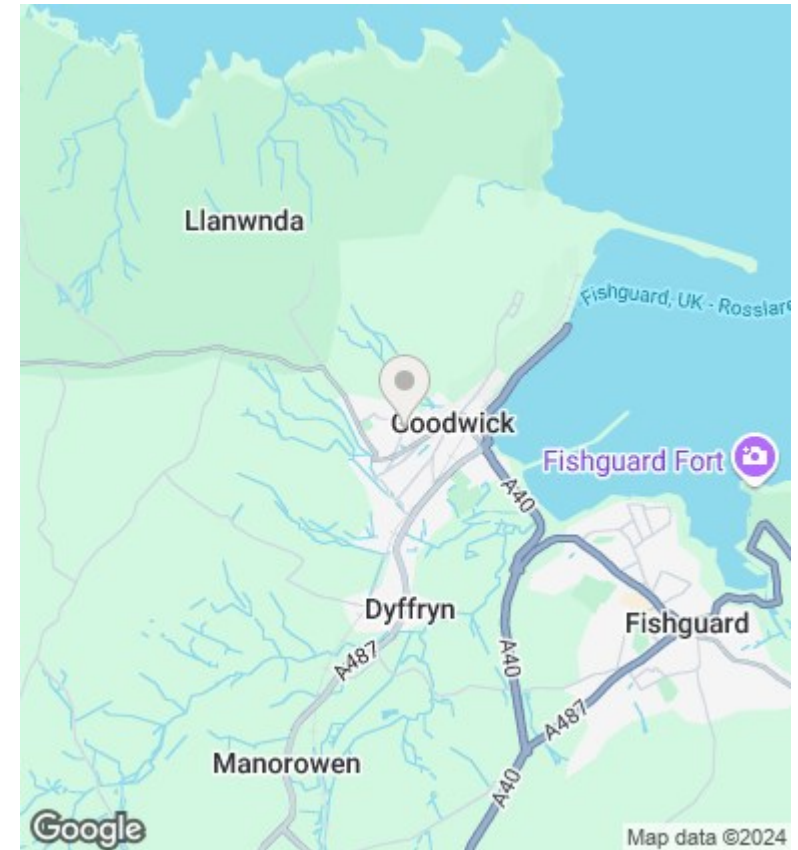
Strictly by appointment through Town Coast and Country Estates please.







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 GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE PROPERTY.

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