



Ferncliffe, Main Street, Goodwick, Pembrokeshire, SA64 0BL

Price Guide £195,000

- * An attractive End of Terrace 2 storey Dwelling House with Commercial potential (Subject to any necessary Planning Consents/Change of Use) which is offered "For Sale" with an attractive Price Guide.
- * Deceptively Spacious 3/4 Reception, Kitchen, Bathroom and 4/5 Bedroom accommodation.
- * Mains Services connected. uPVC Double Glazing and a newly installed Electrical Heating System.
- * Rear concreted Patio and an elevated Garden with access off Goodwick Hill.
- * Spacious Detached Garage 16'6" x 15'0" (to the rear of the House) with access off Goodwick Hill.
- * Recently modernised and refurbished to an extremely high standard.
- * Inspection essential to appreciate the full extent of Accommodation, Location and Views.

SITUATION

Goodwick is a popular Town which stands on the North Pembrokeshire Coastline some 15 miles or so north of the County and Market Town of Haverfordwest and within a mile or so of the Twin Town of Fishguard.

Goodwick has the benefit of a few Shops, a Post Office/Store, Public Houses, Restaurants, Hotels, Cafes, 2 Fish & Chip Shop Cafes/Takeaways, a Primary School, Chapel, Supermarket, Repair Garages and a Petrol Filling Station/Store. There are Churches at Manorowen, Fishguard and Llanwnda which are all close by.

The beach at The Parrog is within a third a mile or so of the Property and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm-yr-Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

The Twin Town of Fishguard is within a mile or so and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafés, Takeaways, a Post Office, Library, Repair Garages, Art Galleries, a Cinema/Theatre, Supermarkets, a Petrol Filling Station/Store and a Leisure Centre.

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range and amenities and facilities including The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Main Street is a mixed Commercial/Residential area which runs in a south westerly direction from the centre of Goodwick at Glendower Square.

DIRECTIONS

From the office of Messrs JJ Morris at 21 West Street, turn left and continue in the direction of Goodwick for half a mile. Upon reaching the Bypass Roundabout, take the second exit signposted to Goodwick and Fishguard Harbour. Continue on this road for 500 yards or so and upon reaching the Roundabout adjacent to Tesco Express, take the second exit (straight on) and proceed up to Goodwick. Upon reaching The Rose and Crown Public House, turn left and some 80 yards or so further on, take the first left into Main Street. Continue on this road for 50 yards or so and Ferncliffe is the first Property on the right hand side of the road. A 'For Sale' Board is erected on site.

DESCRIPTION

Ferncliffe comprises an End of Terrace 2 storey Dwelling House of predominantly solid stone construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

Door to:-

Porch

4'11" x 4'3" (1.50m x 1.30m)

With vinyl floor covering, attractive cornice, ceiling light, electricity meter and consumer unit and a glazed door to:-

Hall



10'2" x 3'6" (3.12m x 1.07m)

(approx). With fitted carpet, archway to Inner Hall, attractive cornice, ceiling light, telephone point, 2 power point, electric radiator and doors to Sitting Room and:-

Former Shop



15'5" x 11'10" (4.70m x 3.61m)

With ceiling light, uPVC double glazed window and door leading onto Main Street, 8 power points, Terrazzo tile floor, electric radiator, ceiling light and door to:-

Store/ Utility Room



10'3" x 8'7" (3.12m x 2.62m)

With vinyl floor covering, ceiling light, ceiling light, 5 power points, uPVC double glazed door to rear Patio, mains smoke detector, ceiling light and door opening to Inner Hall.

Sitting Room



14'8" x 11'4" (4.47m x 3.45m)

With fitted carpet, Slate open fireplace, 2 alcoves (one with built in cupboard), attractive cornice, uPVC double glazed window, ceiling rose, ceiling light, 7 power points, electric radiator and glazed sliding double doors to:-

Kitchen/Breakfast Room



11'5" x 10'3" (3.48m x 3.12m)

With a range of fitted floor and wall cupboards, Belfast Sink with mixer tap, uPVC double glazed window, vinyl floor covering, recess and plumbing for dishwasher, plumbing for an automatic washing machine, 6 downlighters and door to:-

Inner Hall

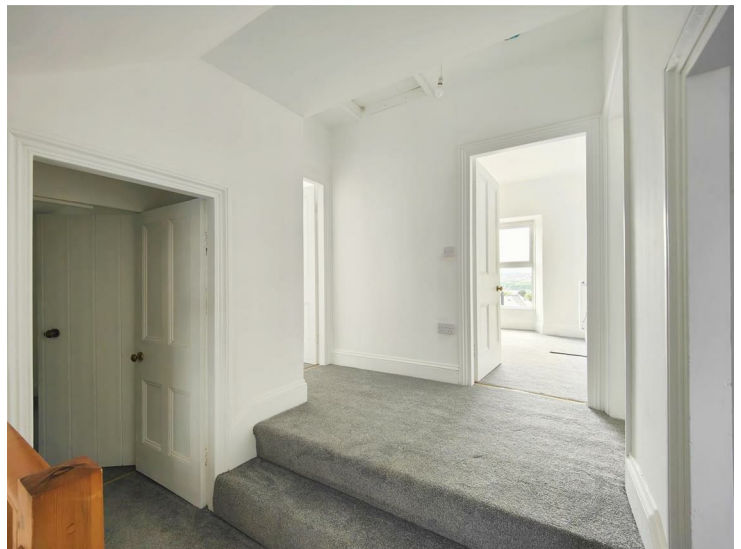
With fitted carpet, downlighter, archway to Hall, door to Store/Utility Room and stairs to:-

Half Landing

(Split Level). With uPVC double glazed window to rear and stairs to:-

FIRST FLOOR

Landing



8'6" x 8'0" (2.59m x 2.44m)

(Split Level). With fitted carpet, 2 power points, mains smoke detector, ceiling light and access to an Insulated Loft.

Bedroom 1



17'9" x 9'7" (5.41m x 2.92m)
(to include uPVC double glazed bay window which affords Sea views to the Parrog), fitted carpet, electric radiator, ceiling light and 7 power points.

Bedroom 3



11'3" x 8'1" (3.43m x 2.46m)
With fitted carpet, uPVC double glazed window (affording Sea views to the Parrog), electric radiator, ceiling light and 5 power points.

Bedroom 2



15'0" x 9'0" (4.57m x 2.74m)
With fitted carpet, uPVC double glazed window (affording Sea views to the Parrog), electric radiator, ceiling light and 7 power points.

Bedroom 4



8'11" x 8'4" (2.72m x 2.54m)
With fitted carpet, Velux window, sloping ceiling, electric radiator, ceiling light and 5 power points.

Inner Landing

With fitted carpet, downlighter and doors to Bathroom and:-

Study/Bedroom 5



9'0" x 8'5" (2.74m x 2.57m)

With fitted carpet, uPVC double glazed window, sloping ceiling, electric radiator, ceiling light and 5 power points.

Bathroom



7'4" x 7'3" (2.24m x 2.21m)

With vinyl floor covering, white suite of panelled Bath, Wash Hand Basin and WC, Mira Jump Electric Shower over Bath, glazed shower screen, Manrose extractor fan, uPVC double glazed window, electrically heated towel rail, fully tiled walls, ceiling light and an Airing Cupboard with a pressurised hot water cylinder and immersion heaters on timeswitch.

EXTERNALLY

Directly to the rear of the Property is a triangular shaped concreted Yard/Patio which leads to a:-

Covered Storage Area

7'5" x 5'0" (2.26m x 1.52m)

With cold water tap and door giving access to a pedestrian path which leads onto Main Street.

Outside Electric Light.

There are also 2 elevated Garden/Storage areas which are accessed off Goodwick Hill.

Also accessed off Goodwick Hill is a:-

Detached Garage



16'6" x 15'0" (5.03m x 4.57m)

Of timber and corrugated iron and box profile construction with a pitched composition slate roof. It has a metal up and over door and a concreted floor.

Either side of the Garage are two small areas of grounds which are suitable for storage or as gardens.

The boundaries of the entire Property are coloured red on the attached Plan to the Scale of 1/2500.

SERVICES

Mains Water, Electricity and Drainage are connected. Gas available (but not connected). Newly installed Electric Heating system. uPVC Double Glazing. Telephone, subject to British Telecom Regulations. Loft/Roof Insulation.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

Ferncliffe is a conveniently positioned End of Terrace 2 storey Dwelling House (formerly a Shop) which stands in an excellent trading location and with Commercial potential (subject to Planning and/or Change of Use) with frontage onto Main Street, Goodwick. It has recently been modernised and refurbished throughout to a high standard and now has the benefit of uPVC Double Glazing, Electric Heating and Roof/Loft Insulation. There is a concreted yard to the rear together with elevated Gardens which are accessed off Goodwick Hill, together with a good sized Detached Garage. It is ideally suited for Family/Retirement/Investment or Letting purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.



Goodwick Stores & Pa



Floor Plan

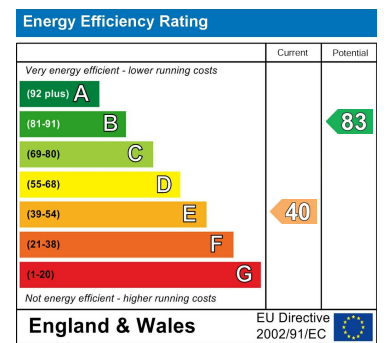


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced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

Area Map



Energy Efficiency Graph



Council Tax Band - D

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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