



Rosslyn, Station Hill, Goodwick, Pembrokeshire, SA64 0DG

**Price Guide £320,000**

- \* Formerly Offices for Great Western Railway and subsequently converted in 1960's.
- \* A deceptively spacious, Detached 2 storey Listed Grade II Residence.  
Spacious 1/2 Reception, 3/4 Bedroom and 4 Bath/Shower Room Accommodation.
- \* Easily maintained Gardens with Stone and Timber Deck Patio's and a gravelled area.
- \* Concrete Hardstanding allowing for Parking for 2/3 Vehicles.
- \* Coastal Sea Views over Fishguard Bay to Dinas Head.
- \* Inspection essential. Realistic Price Guide. EPC Rating E

## SITUATION

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

Fishguard has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafés, Takeaway's, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The twin town of Goodwick is a mile or so distant and Fishguard Harbour being close by, provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The Pembrokeshire Coastline at The Parrog is within a quarter of 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, Porthgain, Traeth Llyfn, Abereddy and Whitesands Bay.

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 of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a Library, Supermarkets, a Leisure Centre, 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.

Rosslyn stands within a few hundred yards of Glendower Square and the Shops and amenities at Main Street, Goodwick

## Description

Rosslyn comprises a Detached 2 storey Residence of a Timber Frame construction on a solid foundation with coloured timber elevations under a painted Corrugated Iron roof. Accommodation is as follows :-

## First Floor

## Hardwood Entrance Door to :-



## Reception Hall



16'11" x 6'11" (5.18m x 2.13m)

with fitted carpet, radiator, 2 single glazed sash windows with made to measure roller blinds, ceiling light, painted tongue and groove clad ceiling, mains smoke detector, 2 power points, telephone point, electricity meter and consumer unit cupboards, staircase to Ground Floor and doors to Bedrooms and :-

## Sitting Room



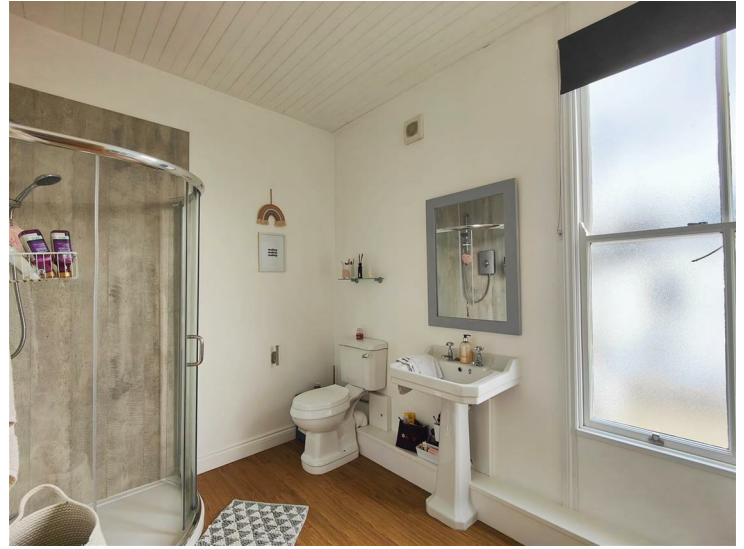
22'8" x 20'0" (6.93m x 6.10m )  
with 4 single glazed sash windows (three affording Coastal Sea Views over Fishguard Bay to Dinas Head) with made to measure blinds, fitted carpet, coved ceiling, 2 radiators, TV point, USB points, 16 power points, Cast Iron and Tile fireplace with a Pine surround housing a Multifuel Stove, access to an Insulated Loft, whitened tongue and groove clad ceiling and whitened tongue and groove clad walls.

## Bedroom 1



17'3" x 15'3" (5.28m x 4.65m )  
with 2 single glazed sash windows with made to measure blinds, fitted carpet, coved ceiling, ceiling light, 8 power points, USB points, double panelled radiator and door to :-

## En-suite Shower Room



10'9" x 7'1" (3.28m x 2.18m )  
with a Kardean Oak floor, single glazed frosted sash window with made to measure blinds, whitened tongue and groove clad ceiling, ceiling light, vertical radiator, Primeline extractor fan and a white suite of Wash Hand Basin, WC and a glazed Quadrant Shower with Aquaboard walls and an electric shower.

## Bedroom 2



16'9" x 15'5" (5.11m x 4.70m )  
with fitted carpet, single glazed sash window (affording Sea Views) and made to measure blinds, 10 power points, USB points, coved ceiling, whitened tongue and groove clad ceiling, double panelled radiator, ceiling light and door to :-

## En-suite Shower Room



2.18m x 1.91m

with a Kardean Oak floor, white suite of Wash Hand Basin, WC and a glazed Quadrant shower with Aquaboard walls and an electric shower, chrome heated towel rail/radiator, Primeline extractor fan and a ceiling light.

A staircase from the Reception Hall gives access to the :-

## Ground Floor

### Inner Hall

24'8" x 6'2" (7.54m x 1.88m )

with ceramic tile floor, single glazed sash window, Honeywell central heating thermostat control, whitened tongue and groove clad ceiling, ceiling light, electricity consumer unit, opening to Rear Hall and doors to Bedroom 3 and :-

### Kitchen/Breakfast Room



15'8" x 14'4" (4.80m x 4.37m )

with a ceramic tile floor, gas meter cupboard, 2 single glazed windows (one sash) with made to measure blinds, range of fitted floor and wall cupboards, inset single drainer one and a half bowl Silk Quartz sink unit with mixer tap, built-in Lamona appliances including a 5 ring LP

Gas Cooker Hob, Refrigerator, Dishwasher and an eye level Double Oven/Grill, Cooker Hood (externally vented), Integrated Fridge and Dishwasher, ceiling light, part tile surround, concealed worktop lighting, mains smoke detector, Island Bar with storage cupboards/drawers below and ceiling light over, 13 power points, 2 LED ceiling strip lights, doors to Inner Lobby and :-

### Utility Room



6'0" x 5'10" (1.85m x 1.80m )

with ceramic tile floor, plumbing for automatic washing machine, ceiling light, 4 power points and Pine door to :-

### Cloakroom

5'10" x 4'0" (1.80m x 1.22m )

with ceramic tile floor, white suite of Wash Hand Basin and WC, radiator, ceiling light and a Primeline extractor fan.

### Inner Lobby

with Pine floorboards, ceiling light, carbon monoxide detector, Pine door to Dining Room/Bedroom 4 and a Pine folding door to Boiler Cupboard with 2 power points and a Baxi wall mounted gas boiler (heating domestic hot water and firing central heating).

### Dining Room/Bedroom 4



14'9" x 10'11" (4.50m x 3.33m )  
with single glazed sash window with made to measure blinds, fitted carpet, double panelled radiator, ceiling light, 8 power points, USB points and Pine door to :-

### Rear Hall

16'0" x 14'2" (4.88m x 4.32m )  
with Pine floorboards, double panelled radiator, coved ceiling, opening to Inner Hall, doors to rear garden and pine door to:-

### Inner Hall 2/Dressing Room

6'5" x 6'0" (1.98m x 1.83m )  
with a Karndeian Oak floor, radiator, ceiling light and doors to Bathroom and :-

### Bedroom 3



15'3" x 15'3" (4.65m x 4.65m )  
with fitted carpet, 2 single glazed sash windows (one affording Sea Views over Fishguard Bay) and made to measure blinds 8 power points, USB points, 2 double panelled radiators and Pine door to Inner Hall.

### Bathroom



10'11" x 6'2" (3.33m x 1.88m )  
with a Karndeian Oak floor, single glazed sash window with made to measure blinds, white suite of Panelled Bath with a thermostatic electric shower over, Aquaboard walls and a glazed shower screen, Wash Hand Basin and WC, single glazed sash window, chrome heated towel rail/radiator, ceiling light and a Primeline extractor fan.

### Externally

The Property is accessed off Station Hill at the fore via a double wrought iron gates and to each side are raised shrubbery areas. There is a concrete path to two sides of the Property and adjacent to the southern gable end is a chipping patio area which is bounded by a wooden fence. To the rear of the Property is an enclosed garden with a Timber Decked Patio and a small raised Lawned garden which is also bounded by a wooden fence. Beyond the fence is a concrete hardstanding which allows for Off Road Parking for 2/3 Vehicles. 2 Outside Electric Lights and an Outside Water Tap.

There is a Plan available from the Fishguard Office.



## Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Loft Insulation. Telephone, subject to British Telecom Regulations. Single Glazed Windows.

## Tenure

Freehold with vacant possession upon completion.

## Listed Building

Rosslyn is a Listed Grade II Building.

## Rights of Ways

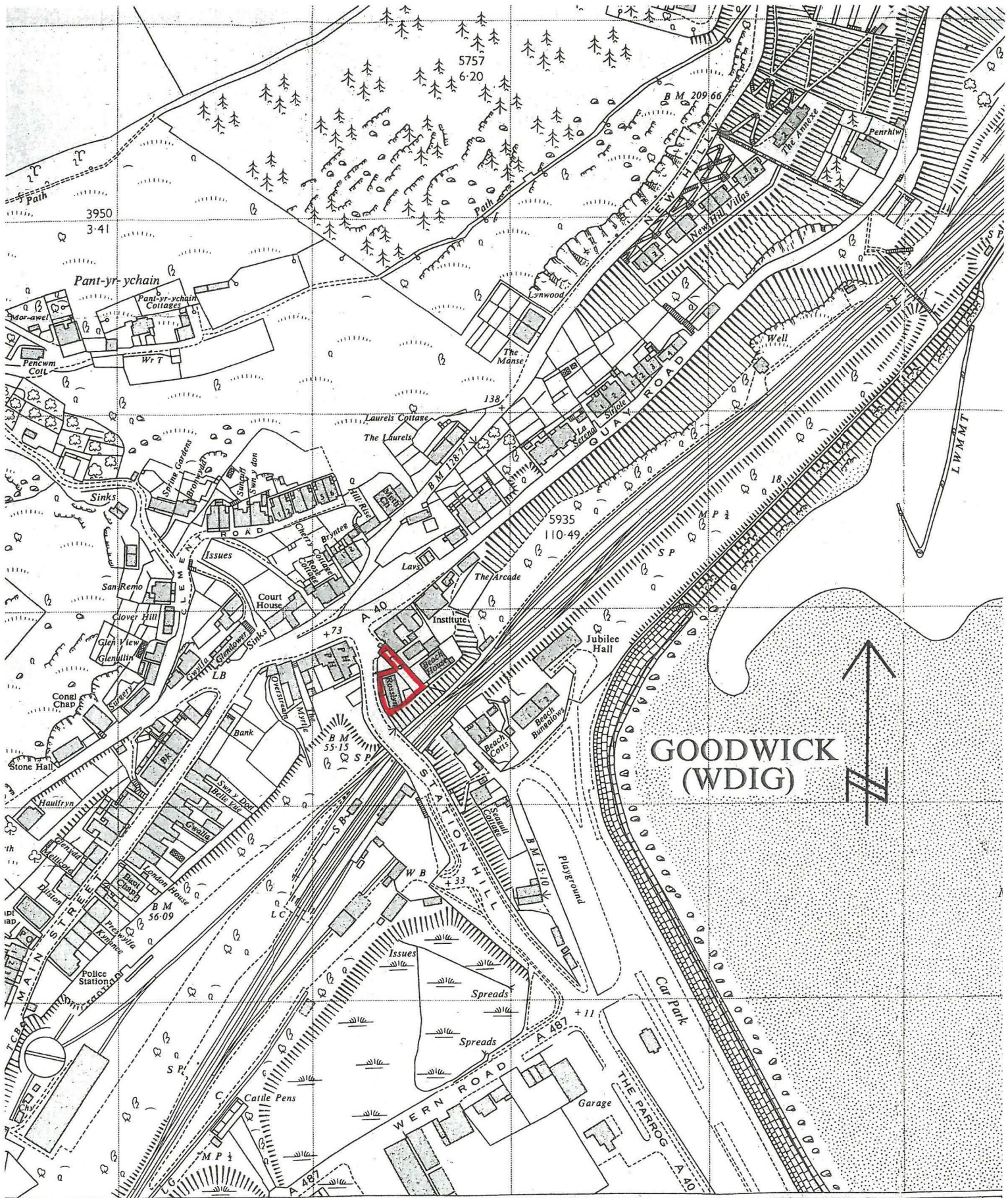
The next door Property, Beach House has vehicular and pedestrian access rights of ways over the access lane leading to Rosslyn between points 'A' and 'B' on the Plan, which is available from the Fishguard Office

## General Remarks

Rosslyn is a deceptively spacious Detached 2 storey Residence which was formerly owned by Great Western Railway and was converted in the Sixties to a Dwelling. The Property has comfortable, well appointed character accommodation on 2 floors and has 1/2 Reception, 3/4 Bedroom and 3 Bath/Shower Rooms (2 En-suite). In addition, there are easily maintained Gardens as well as a concrete hardstanding which allows for Off Road Parking for at least 2/3 Vehicles. Superb Coastal Sea Views over The Parrog to Fishguard Bay and to Dinas Head can be enjoyed from the Property. It is ideally suited for Family or for Investment purposes and is offered 'For Sale' with a realistic Price Guide. In order to appreciate the full extent of Accommodation and indeed the location and outlook, inspection is essential. The Property is in excellent decorative order and has been renovated and modernised in recent years to an extremely high standard and has now a fully fitted Luxury Kitchen, 3 Bath/Shower Rooms, a new Central Heating system and has been totally rewired. Early inspection strongly advised.

## Directions

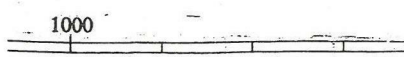
From the offices of Messrs JJ Morris at 21 West Street, turn left and continue in the direction of Goodwick for half a mile. Upon reaching the bypass roundabout, take the second exit signposted to Goodwick and Fishguard Harbour. Proceed on this road for 5/600 yards and upon reaching the roundabout adjacent to Tesco Express, take the second exit (straight on) and proceed up the hill towards Goodwick. Proceed over the railway bridge and Rosslyn is situated on the right hand side of the road. A 'For Sale' board is erected on site.



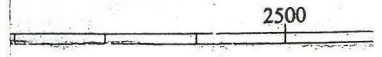
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 MBROKE CO CONST

Rosslyn, Station Hill, Goodwick,  
 Pembrokeshire.

948



Plan Not to Scale.



Plan for Identification Purposes Only.



# Floor Plan



# Area Map



# Energy Efficiency Graph

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>			
(39-54) <b>E</b>		51	62
(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	

# Council Tax Band - F

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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