



10 Brynawelon, Stop And Call, Goodwick, Pembrokeshire, SA64 0HA

**Price Guide £165,000**

- \* An attractive Semi Detached 2 storey (Ex Local Authority) Dwelling House.
- \* Comfortable 1 Reception, Kitchen/Diner, 3 Bedrooms and Wet Room accommodation.
  - \* Gas Central Heating, uPVC Double Glazing and Loft Insulation.
  - \* Lean-to Garage 20'0" x 8'0" with door to a Separate WC.
- \* Easily maintained front and rear Gardens with Lawned areas, Flower Beds, Flowering Shrubs, a small Vegetable Patch and a Timber Garden/Potting Shed.
- \* Ideally suited for First Time Buyers, Family, Retirement or for Investment purposes.
  - \* Early inspection strongly advised. Realistic Price Guide. EPC Rating D

## SITUATION

Stop and Call is a popular Residential area which stands in an elevated part of Goodwick which is situated within a half a mile or so of the town centre at Glendower Square and the shops at Main Street.

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 several Shops, a Post Office/Store, Public Houses, Restaurants, Hotels, Cafes, Fish & Chip Shop Cafe/Takeaway, a Primary School, Chapels, Supermarket, Repair Garages and a Petrol Filling Station/Store.

The beach at The Parrog is within a half 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 and a half 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, Art Galleries, a Cinema/Theatre, Supermarkets, a Petrol Filling Station 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 from Fishguard 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.

Stop and Call is a Residential area and is an elevated part of Goodwick which is bisected by the Goodwick to Strumble Head Council Road. Brynawelon comprises of 10 Properties which overlook The Green and The Playing Field in the centre of Stop and Call. 10 Brynawelon is situated within 600 yards or so of the centre of Goodwick and the shops at Main Street.

## DIRECTIONS

From the offices of Messrs JJ Morris at 21 West Street turn left and proceed in the direction of Goodwick for approximately half a mile. At the first roundabout take the second exit signposted to Goodwick and Fishguard Harbour. Continue on this road for 500 yards or so and at the second roundabout (adjacent to Tesco Express)

proceed straight on up to Goodwick. Upon reaching the Rose & Crown Public House, take the turning on the left. Proceed straight on up Goodwick Hill in the direction of Strumble Head for 400 yards or so and follow the road to the right, around the hairpin bend and then to the left. Continue on this road for 200 yards or so and turn right into Brynawelon. Proceed on this road for a 100 yards and No. 10 Brynawelon is the last Property on the left hand. A 'For Sale' board is erected on site.

## DESCRIPTION

10 Brynawelon comprises a Semi Detached 2 Storey (Ex Local Authority) Dwelling House of a Wimpey No Fines construction with rendered and mainly whitened roughcast elevations and part rendered and pebble dashed elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

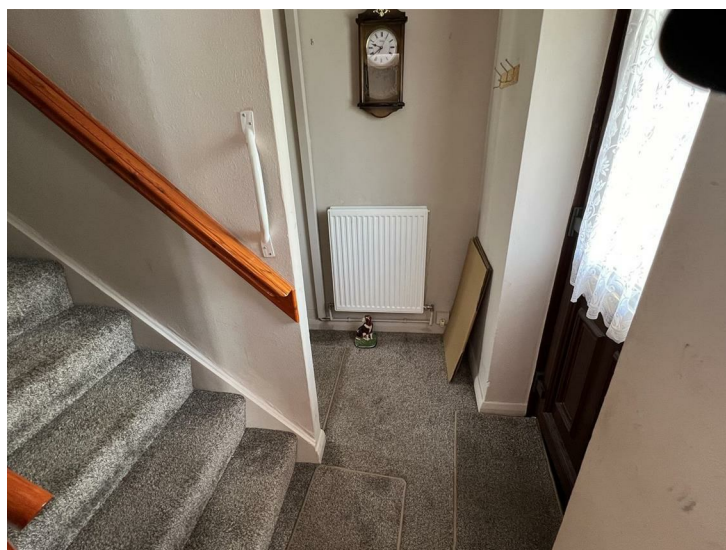
### Half Glazed 9 Pane Hardwood Entrance Door to:-

#### Porch

6'9" x 6'0" (2.06m x 1.83m)

With ceramic tile floor, ceiling light, Pine tongue and groove clad ceiling and a uPVC double glazed door to:-

#### Hall



7'0" x 5'0" (2.13m x 1.52m)

(maximum). With fitted carpet, staircase to First Floor, ceiling light, smoke detector (not tested), double panelled radiator, door to Side Entrance Hall and door to:-

#### Sitting Room



20'6" x 11'6" (6.25m x 3.51m)

With fitted carpet, brick open fireplace with tiled hearth,

cove and artex ceiling, 2 ceiling lights and 2 wall lights, telephone point, uPVC double glazed window to fore with vertical blinds and uPVC double glazed French Doors with vertical blinds leading to rear Garden.

### Side Entrance Hall



With vinyl floor covering, uPVC double glazed door to Garage, ceiling light, Pine tongue and groove clad ceiling, understairs cupboard and doors to Kitchen and:-

### Store Room



With electricity meter and consumer unit, Gas Meter and shelves.

### Kitchen/Dining Room



11'1" x 9'7" (3.38m x 2.92m)

With vinyl floor covering, range of floor cupboards, double

panelled radiator, single drainer stainless steel sink unit with hot and cold, Pine tongue and groove clad ceiling, strip light, serving hatch to Sitting Room, Stoves Newhome freestanding 4 ring Gas Cooker, cooker box, fridge recess, 7 power points, uPVC double glazed window to rear with roller blind and a double panelled radiator.

### First Floor

#### Landing

10'0" x 3'0" (3.05m x 0.91m)

With fitted carpet, 1 power point, ceiling light, Carbon Monoxide Alarm, smoke detector (not tested), access to an Insulated Loft and a Boiler/Airing Cupboard housing an Ideal wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

#### Wet Room



7'5" x 6'0" (2.26m x 1.83m)

(approx). With non-slip vinyl floor covering, white suite of Wash Hand Basin and WC, Shower with low level glazed shower doors, shower curtain and rail and a Mira Advance Electric Shower, radiator, uPVC double glazed window with roller blind, extractor fan, towel rail, toilet roll holder, part tiled surround and ceiling light.

#### Bedroom 1



11'8" x 10'8" (3.56m x 3.25m)

With fitted carpet, artex ceiling, ceiling light, double panelled radiator, uPVC double glazed window, 2 power points and a built in cupboard/wardrobe with shelves.

### Bedroom 2 (rear)



13'9" x 9'0" (4.19m x 2.74m)  
("L" shaped maximum). With fitted carpet, uPVC double glazed window, artex ceiling, ceiling light, radiator and 2 power points.

### Bedroom 3



10'7" x 6'5" (3.23m x 1.96m)  
With fitted carpet, double panelled radiator, uPVC double glazed window, artex ceiling, ceiling light and 4 power points.

### Externally

There is a walled Garden to the fore with a Lawned area together with a Paved Patio/Hardstanding which allows for Off Road Vehicle Parking and gives access to a:-

### Lean-to Garage

20'0" x 8'0" (6.10m x 2.44m)  
(approx). Of concrete block construction with rendered elevations under corrugated iron roof. It has a Hormann electric Roller Door, a strip light, single glazed window to rear, 4 power points, door to rear Garden, plumbing for automatic washing machine and door to:-

### Separate WC

6'6" x 3'0" (1.98m x 0.91m)  
With suite of Wash Hand Basin and WC, ceiling light and a single glazed window to rear.

To the rear of the Property is a sizeable enclosed Lawned Garden together with Paved Patio, Flowering Shrubs, Rhododendrons, a small Vegetable Patch and Flower Beds. There is also a:-

### Timber Garden/Potting Shed

9'0" x 5'0" (2.74m x 1.52m)

Outside Light and Outside Water Tap.

The approximate boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500.

### SERVICES

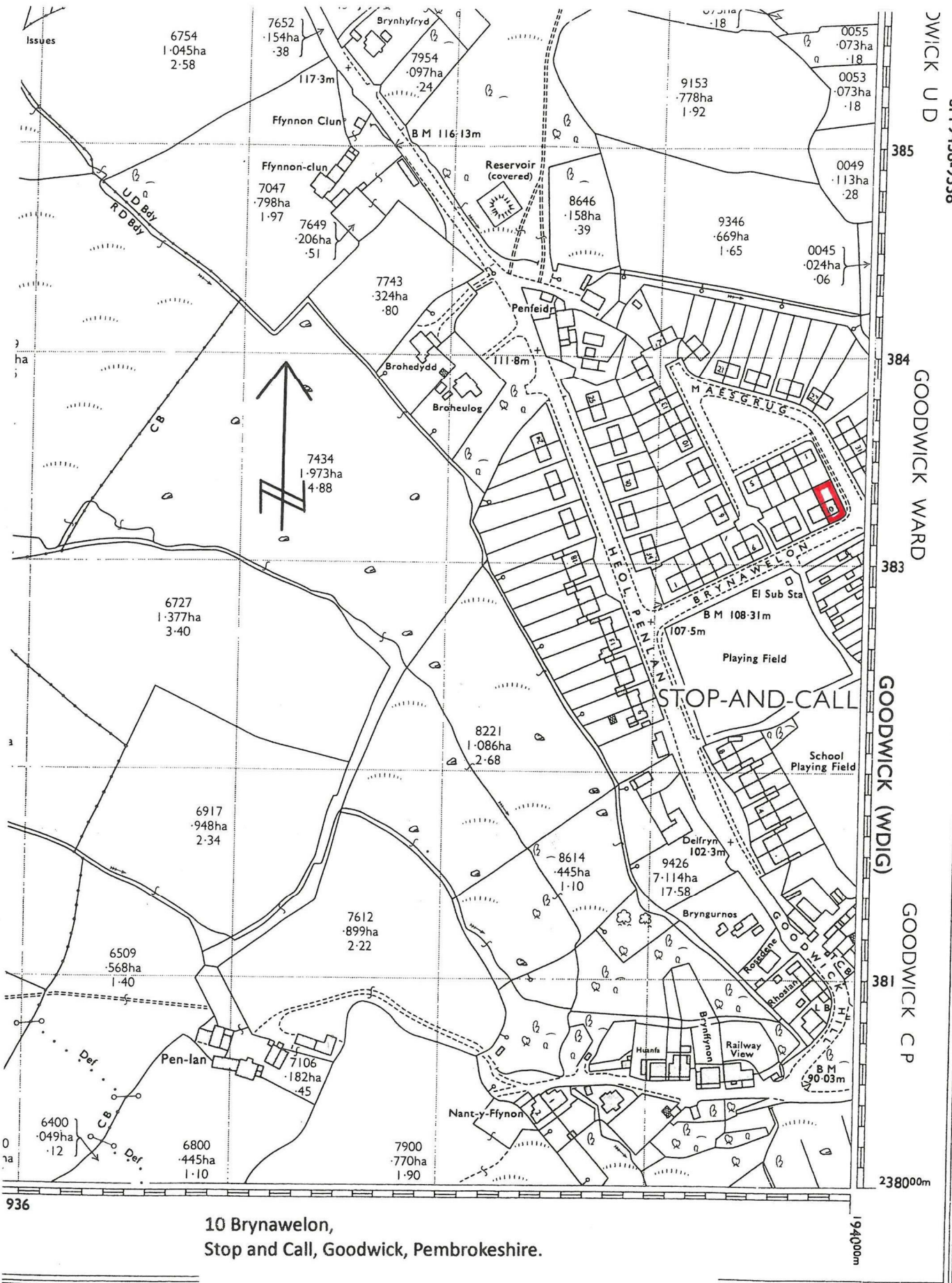
Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazed Windows and Doors. Loft Insulation. Telephone, subject to British Telecom Regulations. Gas Central Heating.

### TENURE

Freehold with Vacant Possession upon Completion.

### REMARKS

10 Brynawelon is a comfortable, Semi Detached 2 storey (Ex Local Authority) Dwelling House which stands in an elevated part of Goodwick known as Stop & Call. The Property is in good decorative order throughout and has the benefit of Gas fired Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has Off Road Vehicle Parking as well as a Lean-to Garage and easily maintained front and rear Gardens with Lawned areas, Paved Patios, Flowering Shrubs and Flower Beds. It is ideally suited for First Time Buyers, Family, Retirement or for Investment purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.



**10 Brynawelon,  
Stop and Call, Goodwick, Pembrokeshire.**

Plan Not to Scale.

**Plan for Identification Purposes Only.**

EXAMPLE: 4267 ..... parcel number  
 1.809ha ..... area in hectares  
 4.47 ..... area in acres

When identifying a parcel it is important to specify the number of the plan on which it falls.  
 Enclosures or features joined for measurement of area .....  
 Limit of area within which individual parcels are not shown .....

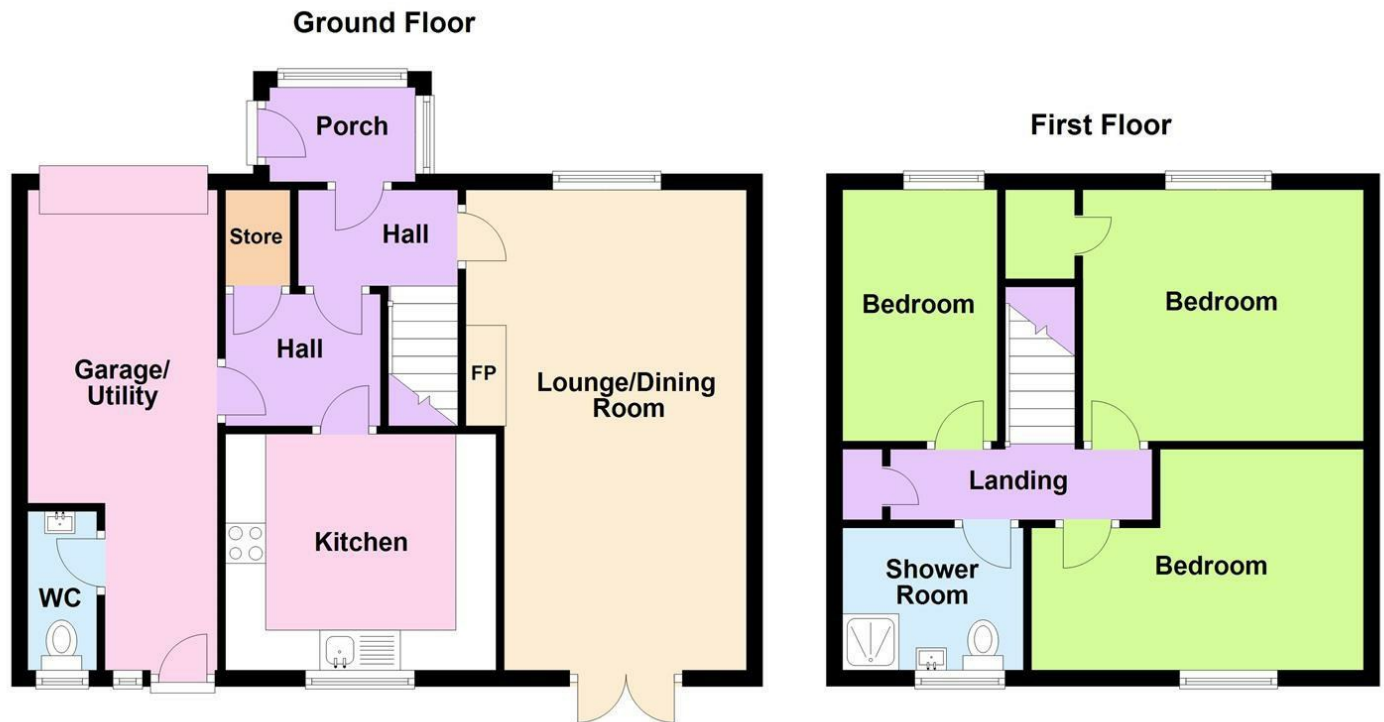
To convert hectares to acres multiply by 2.471 05  
 To convert acres to hectares multiply by 0.404 69

12 Hectares  
 Acres  
 One grid square on  
 represents one hectare

Survey, Southampton.

Geographical County  
 County Council  
 County of the City  
 Burgh

# Floor Plan

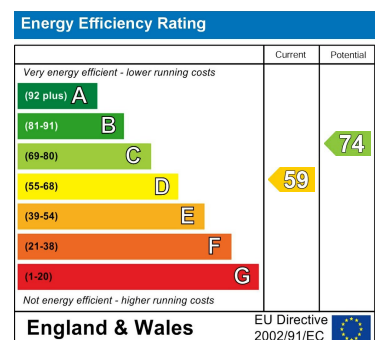


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced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

## Area Map



## Energy Efficiency Graph



**Council Tax Band - B**

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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