



17 Seaview Crescent, Goodwick, Pembrokeshire, SA64 0AZ

Price Guide £125,000

- *A compact Semi Detached single storey Bungalow residence.
- *Comfortable 1 Reception, Kitchen, Bathroom and 2 Bedroom accommodation.
- *uPVC Double Glazing, partial Economy 7 Electric Heating and Loft Insulation.
- *Walled forecourt with a Concrete Patio and a reasonable sized Rear Paved Patio with Flower Beds.
- *Allocated Vehicle Parking Space adjacent to front boundary wall on Seaview Crescent.
- *Ideally suited for a Single Person, First Time Buyers, a Couple or for Investment purposes.
- *Early inspection strongly advised. Realistic Price Guide.

Situation

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

Goodwick has the benefit of several Shops, a Post Office/Store, Primary School, a Supermarket, Chapels, 2 Public Houses, a Fish & Chip Shop Café/Take-Away, a Petrol Filling Station/Store, Hotels, Restaurants and a Church at Manorowen (within a mile or so).

The twin town of Fishguard is a mile or so distant and 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, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Take-Aways, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The Pembrokeshire Coastline 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 Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Pwllgwaelod, Cwm-yr-Eglwys and Newport Sands.

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with a wide range of amenities and facilities.

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.

Seaview Crescent is a popular medium sized Residential Estate which is situated within 700 yards or so of the centre of Goodwick and the Shops at Main Street.

Directions

From the offices of Messrs J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for 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 upon reaching the second roundabout adjacent to Tesco Express, take the first exit in the direction of St Davids. Continue on this road for some 400 yards or so and take the second turning on the right. Proceed under the Railway Bridge and follow the road around the hairpin bend to the right and up the hill and take the turning on the left into Seaview Crescent. Continue on this road for a short distance and follow the road to the right and proceed up the hill and bear left. A short distance further along, No. 17 Seaview Crescent is situated on the left hand side of the road. A "For Sale" Board is erected on site.

Description

17 Seaview Crescent comprises a Semi Detached single storey Bungalow residence of cavity concrete block construction with rendered and whitened roughcast elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Conservatory (uPVC Double Glazed)



11'5" x 5'9" (3.48m x 1.75m)

With wall light, 2 power points and a uPVC double glazed door to:-

Living Room



13'9" x 12'2" (4.19m x 3.71m)

(plus Study Recess 5'9" x 5'3") With fitted carpet, Dimplex storage heater, 2 uPVC double glazed windows (affording Sea Views), cove and artex ceiling, 2 ceiling lights, electricity consumer unit, 9 power points, telephone point, wiring for Satellite TV and doors to Bedrooms, Bathroom and:-

Kitchen



8'9" x 8'7" (2.67m x 2.62m)

With vinyl floor covering, uPVC double glazed window, cove and artex ceiling, range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, cooker box, 5 power points, appliance points, plumbing for automatic washing machine, Electra 4 ring electric cooker with Oven and Grill, part tile surround and ceiling light.

Bathroom



8'2" x 5'2" (2.49m x 1.57m)

('L' shaped maximum) With ceramic tile floor, white suite of panelled Bath, Wash Hand Basin and WC, Triton T80 electric shower over bath, uPVC double glazed window, fully tiled walls, 2 ceiling lights, toilet roll holder, cove and artex ceiling, access to an Insulated Loft and an Airing Cupboard with shelves housing a prelagged copper hot water cylinder and immersion heater.

Bedroom 1



10'3" x 9'10" (3.12m x 3.00m)

With fitted carpet, uPVC double glazed window (affording Sea views), cove and artex ceiling, ceiling light, wall shelf, wiring for Satellite TV, and 2 power points.

Bedroom 2



8'9" x 8'9" (2.67m x 2.67m)

With fitted carpet, uPVC double glazed window, Dimplex storage heater, cove and artex ceiling, ceiling light and 2 power points.

Externally



A ramped concreted path (shared with next door), leads to the Property and to the fore there is a walled forecourt with a concreted patio and a flower border. Adjacent to the front boundary wall is a concrete hardstanding which is owned by the Property and allows for a Vehicle Parking Space. To the rear of the Property is a reasonable sized paved patio together with flower beds from where superb Coastal Sea Views can be enjoyed over Fishguard Bay to Dinas Head and beyond.

Outside Electric Light.

A copy of the Land Registry Plan is attached for identification purposes only.

Services

Mains Water, Electricity and Drainage are connected. Partial Economy 7 Electric Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Wiring for Satellite TV.

Tenure

Freehold with Vacant Possession upon Completion.

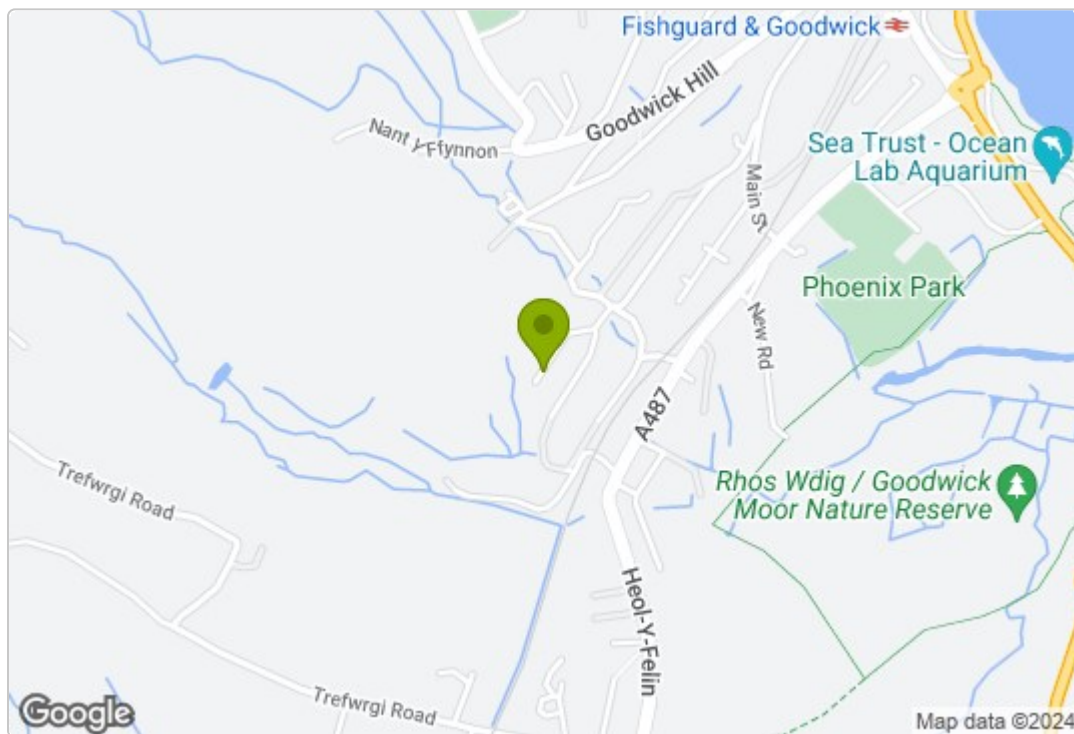
Remarks

17 Seaview Crescent is a comfortable Semi Detached single storey Bungalow residence which stands in a popular residential area within half a mile or so of the centre of Goodwick and the shops at Main Street. The property benefits from uPVC Double Glazing, Partial Economy 7 Heating and Loft Insulation. In addition, it has easily maintained front and rear patio gardens together with Flower Beds. Vehicle Parking is available on Seaview Crescent. It is ideally suited for a Single Person, a Couple, First Time Buyers or for Investment purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.



Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Council Tax Band - A

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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