

## 3 Railway Terrace, Goodwick, Pembs, SA64 0AH

**Price Guide £120,000**

3 Railway Terrace is an attractive (double fronted) 2 storey Terraced Dwelling House which is in need of modernisation and updating. It has comfortable 2 Reception, Kitchen/Breakfast, Bathroom and 2 Bedroom accommodation benefiting from Gas fired Central Heating, Single Glazed Windows and Loft Insulation. In addition, it has a good sized enclosed rear Lawned Garden together with a rear pedestrian access. It is ideally suited for a Couple, First Time Buyers or for Investment purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.

## 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, Chapels, a Supermarket, Repair Garage and a Petrol Filling Station/Store. There are Churches at Fishguard, Llanwnda and Manorowen, which are all within a mile or so.

The beach at The Parrog is within 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 1½ miles or so of the Property 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 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.

Dyffryn is predominantly a residential area and is the Main A487 Fishguard to St Davids Road. 3 Railway Terrace is situated within 700 yards or so of the centre of Goodwick and Glendower Square 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. 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 first exit in the direction of St Davids. Continue on this road for 500 yards or so and 3 Railway Terrace is situated a short distance beyond the second turning on the right. A "For Sale" Board is erected on site.

## DESCRIPTION

3 Railway Terrace comprises a Terraced 2 storey Dwelling House of solid stone and cavity concrete block construction with rendered and coloured roughcast elevations under a pitched composition slate and a lean-to corrugated cement fibre roof. Accommodation is as follows:-

### Half Glazed Entrance Door to:-

### Hall



6'5" x 3'11" (1.96m x 1.19m)

With vinyl floor covering, staircase to First Floor, ceiling light, smoke detector (not tested), 1 power point, electricity meter and consumer unit and doors to Dining Room and :-

### Sitting Room



13'2" x 10'5" (4.01m x 3.18m)

With carpet square, concealed fireplace, open beam ceiling, single glazed sash window, wiring for Satellite TV, radiator and 3 power points.

## Dining Room



13'2" x 11'4" (4.01m x 3.45m)

With a laminate Oak floor, double panelled radiator, open beam ceiling, 2 alcoves with shelves, gas meter, telephone point, 2 power points, 3 ceiling light and door to:-

## Inner Hall

4'8" x 5'3" (1.42m x 1.60m)

With laminate wood floor, understairs storage area and a step up and opening to:-

## Kitchen/Breakfast Room



12'4" x 10'11" (3.76m x 3.33m)

With Vinyl floor covering, range of floor and wall cupboards, inset single drainer Stainless Steel sink unit with hot and cold, plumbing for automatic washing machine, gas cooker point, single glazed window overlooking rear garden, half glazed door to rear garden, ceiling light, 8 power points, smoke detector (not tested), 2 strip lights, Pine wall shelves, Valliant wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating) and door opening to:-

## Inner Lobby

3'9" x 3'6" (1.14m x 1.07m)

With carpet and door to:-

## Bathroom



9'1" x 6'7" (2.77m x 2.01m)

With single glazed window, white suite of panelled Bath, Wash Hand Basin and WC, laminate Beech floor, 2 towel rails, radiator, part tile surround, Triton Amber 3 electric shower over bath, shower curtain and rail, ceiling light and door to:-

## Walk in Store Room

5'9" x 3'9" (1.75m x 1.14m)

With shelves and electric light.

## First Floor

## Landing



13'2" x 5'2" (4.01m x 1.57m)

("L" shaped maximum). With fitted carpet, ceiling light, access to Loft, smoke detector (not tested), 1 power point and door to:-

## Bedroom 1



13'1" x 10'5" (3.99m x 3.18m)

With fitted carpet, single glazed sash window, Velux window, double panelled radiator, ceiling light and 4 power points.

## Bedroom 2



13'0" x 9'0" (3.96m x 2.74m)

With fitted carpet, Velux window, single glazed sash window, double panelled radiator, ceiling light and 2 power points.

## Externally

To the rear of the Property is a good sized, gently sloping enclosed Lawned Garden with Roses, Flowering Shrubs, a Holly Bush and a Pedestrian Gate leading onto a rear Service Lane. There is also an:-

## Aluminium Greenhouse



8'0" x 6'0" (2.44m x 1.83m)

## Outside Electric Light and Outside Water Tap

### SERVICES

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Single Glazed Windows. 2 Double Glazed Velux Skylight Windows. Telephone, subject to British Telecom Regulations. Loft Insulation. Wiring for Satellite TV (Vendors Solicitors to verify).

### TENURE

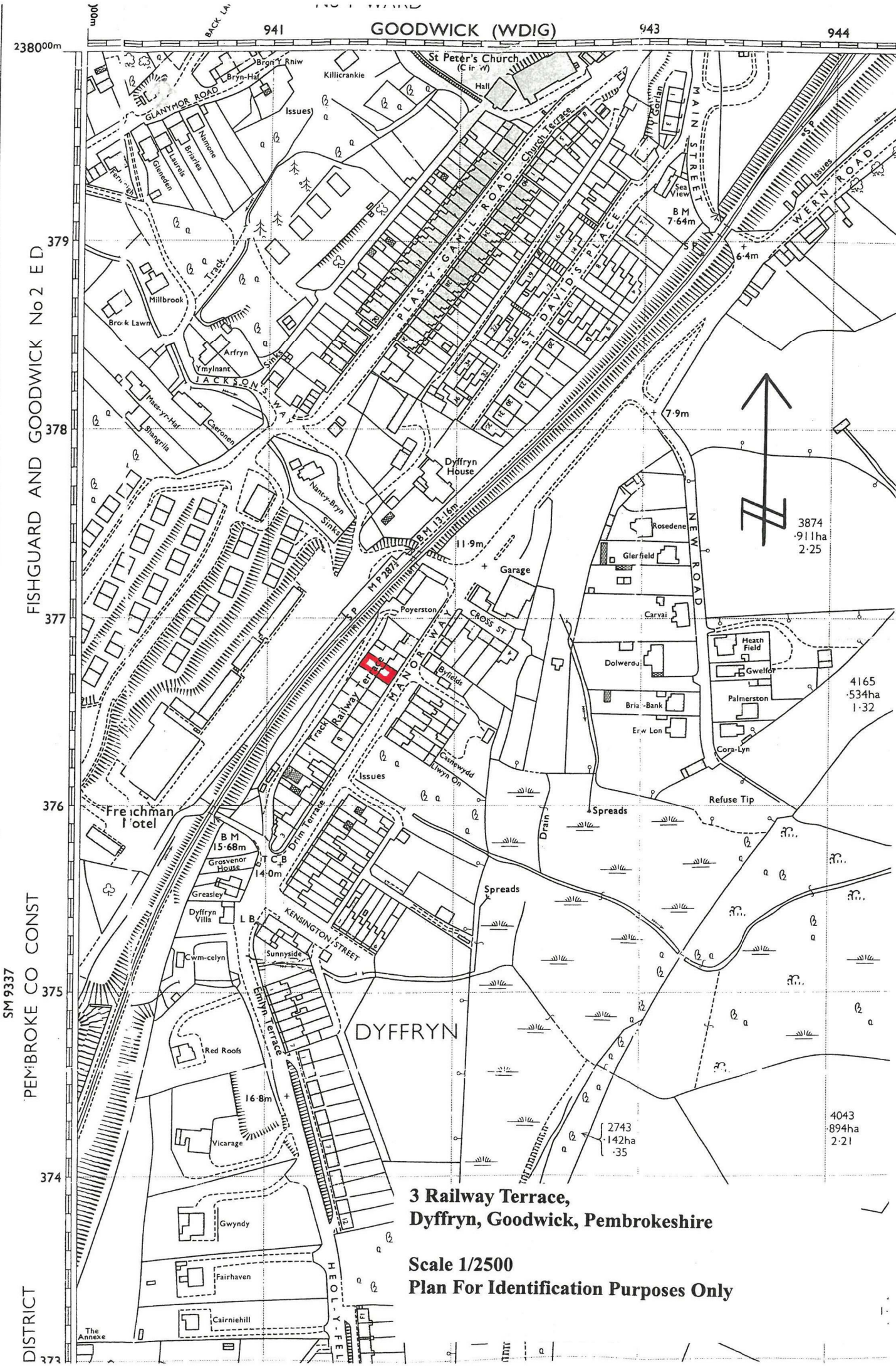
Freehold with Vacant Possession upon Completion.

### RIGHTS OF WAYS

We understand that Pedestrian Access Rights of Ways exist in favour of the Property over the rear Service Lane (Vendors Solicitor to verify)

### REMARKS

3 Railway Terrace is a comfortable, 2 Bedroom Terraced Dwelling House which stands in a convenient location in this popular Town and being ideally suited for a Couple, First Time Buyers or for Investment purposes. The Property benefits from Gas fired Central Heating, Single Glazed Windows and Loft Insulation, although the Property is now in need of modernisation and updating. In addition, it has a good sized enclosed rear Lawned Garden which benefits from the rear Pedestrian access. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.



**3 Railway Terrace,  
Dyffryn, Goodwick, Pembrokeshire**

**Scale 1/2500  
Plan For Identification Purposes Only**

FISHGUARD AND GOODWICK No 2 ED

PEMBROKE CO CONST

DISTRICT

23800m

379

378

377

376

375

374

373

941

GOODWICK (WDIG)

943

944

SM 9337

The Annexe

Fairhaven

Cairniehill

Gwyndy

Vicarage

Red Roofs

Sunnyside

Dyffryn Villa

Greasley

Greasenor House

B M 15-68m

Freichman Hotel

Issues

14-0m

Kensington Street

16-8m

11-9m

SM 9337

PEMBROKE CO CONST

DISTRICT

The Annexe

Fairhaven

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Cwm-celyn

Red Roofs

Vicarage

Gwyndy

Fairhaven

Cairniehill

Garage

Poyerston

MANO

Byrrells

Cross St

Issues

14-0m

Kensington Street

Sunnyside

Dyffryn Villa

Cwm-celyn

Red Roofs

Vicarage

Gwyndy

Fairhaven

Cairniehill

Dyffryn House

Nancy-Brn

Synka

11-9m

Poyerston

MANO

Byrrells

Cross St

Issues

14-0m

Kensington Street

Sunnyside

Dyffryn Villa

Cwm-celyn

Red Roofs

Vicarage

Gwyndy

Fairhaven

Cairniehill

Rosedene

Glerfield

Carvai

Dolwerau

Bria-Bank

Erw Lon

Refuse Tip

Spreads

Drain

Spreads

Spreads

Spreads

Spreads

Spreads

Spreads

Spreads

Spreads

Spreads

Spreads

Spreads

Spreads

3874

911ha

2-25

4165

534ha

1-32

2743

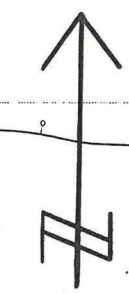
142ha

-35

4043

894ha

2-21



## 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>		
(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 - 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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