



## Harbour Lights Cottage, 2 Quay Road, Goodwick, Pembrokeshire, SA64 0BT

**Price Guide £295,000**

- \*Overlooking Fishguard Bay an attractive Terraced 2 storey Cottage Residence.
- \*Comfortable well appointed Hall, Sitting Room, Kitchen/Diner, 3 Bedrooms and Bathroom accommodation.
  - \*Gas Central Heating, uPVC Double Glazing and Loft Insulation.
- \*Walled Forecourt with small Paved Patio (benefitting superb Sea Views) and a raised Flower Bed.
- \* Elevated rear Patio Garden with Slate Paved and Sleeper Patio areas, Flower Beds and Flowering Shrubs.
  - \* Ideally suited for a Couple Family Retirement, Investment or for Holiday Letting purposes.
  - \*Early inspection strongly advised. Realistic Price Guide. EPC RATING D

## 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.

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

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 from Fishguard 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.

Quay Street is a popular, predominantly Residential area which runs in a north westerly direction from the centre of Goodwick at The Rose and Crown Public House towards the former Fishguard Bay Hotel.

Harbour Lights Cottage, 2 Quay Road is situated within 250 yards or so of the centre of Goodwick and the Shops at Main Street.

## Description

Harbour Lights Cottage, 2 Quay Road, Goodwick comprises a Terraced 2 storey Cottage residence of mainly solid stone construction with rendered and coloured roughcast front elevation and rendered and coloured rear elevations under a pitched composition slate roof. Accommodation is as follows:-

### Composite Door to:-

## Hall



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

With ceramic tile floor, open beam ceiling, coat hooks, ceiling light, telephone point, 2 power points, electricity meter cupboard, mains smoke detector, 15 pane glazed door to Sitting Room and a half glazed 6 pane door to:-

## Rear Hall

8'8" x 3'9" (2.64m x 1.14m)

With ceramic tile floor, uPVC stable door to Rear Concreted Yard and Steps which lead to rear elevated Garden, double panelled radiator, open beam ceiling, wall shelf, coat hooks, cold water tap, ceiling spotlight and door to an:-

## Understairs Cloakroom

With sloping ceiling, WC and whitened natural stone wall.

## Sitting Room



14'9" x 14'4" maximum (4.50m x 4.37m maximum)

With pine floorboards, uPVC double glazed sash window (affording Sea views), staircase to First Floor, 2 double panelled radiators, fireplace housing a woodburning stove on a slate tile hearth, carbon monoxide alarm, 2 wall uplighters, 10 power points, open beam ceiling and opening to:-

## Kitchen/Dining Room



13'0" x 8'10" (3.96m x 2.69m)

With ceramic tile floor, range of fitted floor and wall cupboards with Oak worktops, inset single drainer one and a half bowl porcelain sink with mixer tap, part tile surround, concealed worktop lighting, alcove with shelves and a concealed light, Inglenook Fireplace housing a Gas fired Rayburn range (cooking and heating) with downlighter over, 2 uPVC double glazed windows, Bosch 2 ring Ceramic Hob, Bosch built in Dishwasher, built in Fridge, built in Freezer, double panelled radiator, cooker box, 8 power points, part tile surround and 6 ceiling spotlights.

## First Floor

### Landing (split level)



7'10" x 6'0" (2.39m x 1.83m)

('L' shaped maximum) With a LVT/laminate wood floor, opening to Inner Landing, access to an Insulated Loft, 3 ceiling spotlight, smoke detector (not tested) and doors to Bedroom 2 and:-

## Bedroom 1 (Front)



14'2" x 11'2" (4.32m x 3.40m)

With a LVT/laminate wood floor, uPVC double glazed sash window (affording Sea views), double panelled radiator, picture rail, cast iron feature fireplace, ceiling light and 6 power points.

## Bedroom 2 (Front)



9'5" x 8'1" (2.87m x 2.46m)

With LVT/laminate wood floor, uPVC double glazed sash window (affording Sea views), double panelled radiator, ceiling light and 2 power points.

## Inner Landing

9'0" x 2'9" (2.74m x 0.84m)

With LVT/laminate wood floor, ceiling light, doors to Bathroom and:-

### Bedroom 3



8'0" x 6'8" (2.44m x 2.03m)

With fitted carpet, uPVC double glazed window, picture rail, ceiling light, access to an Insulated Loft which has a Gas Boiler (heating domestic hot water and firing central heating), double panelled radiator, TV point and 2 power points.

### Bathroom



9'0" x 6'9" (2.74m x 2.06m)

('L' shaped maximum) With LVT/laminate wood floor, white suite of panelled Bath, Wash Hand Basin in vanity surround, WC and a Glazed and Aquaboard clad Shower Cubicle with a thermostatic shower, 3 downlighters, Velux window, 2 wall mirrors, 2 towel rails, wall shelves, Manrose extractor fan, toilet roll holder and a chrome heated towel rail/radiator.

### Externally

There is a walled forecourt to the Property with a small Paved Patio and a raised Flower Bed.

Directly to the rear of the Property is a Concreted Yard together with a Bin Storage Area (5'0" x 4'6") apx and Stone/Slate Steps which lead up to an elevated rear

Garden.

Accessed off the stone steps at First Floor level is a Log Store. Stone steps continue up to an elevated Garden area which has Slate Paved and a Sleeper Patio areas, Roses, Flower Beds, Flowering Shrubs and a Bay Tree. Coastal Sea Views can be enjoyed from the garden over Fishguard Bay to Dinas Head and over the roofline of the Dwelling House to The Parrog.

There is also a Timber Garden Shed 5'0" x 5'0" approx.

The approximate boundaries of the Property are coloured red on the attached Plan to the Scale of 1/2500. This Plan is strictly for Identification purposes only.

### Services

Mains Water (meter supply) Electricity, Gas and Drainage are connected. Gas Central Heating and a Gas fired Rayburn (heating and cooking) Range. uPVC Double Glazing. Loft Insulation. Telephone subject to British Telecom regulations. Broadband Connection.

### Tenure

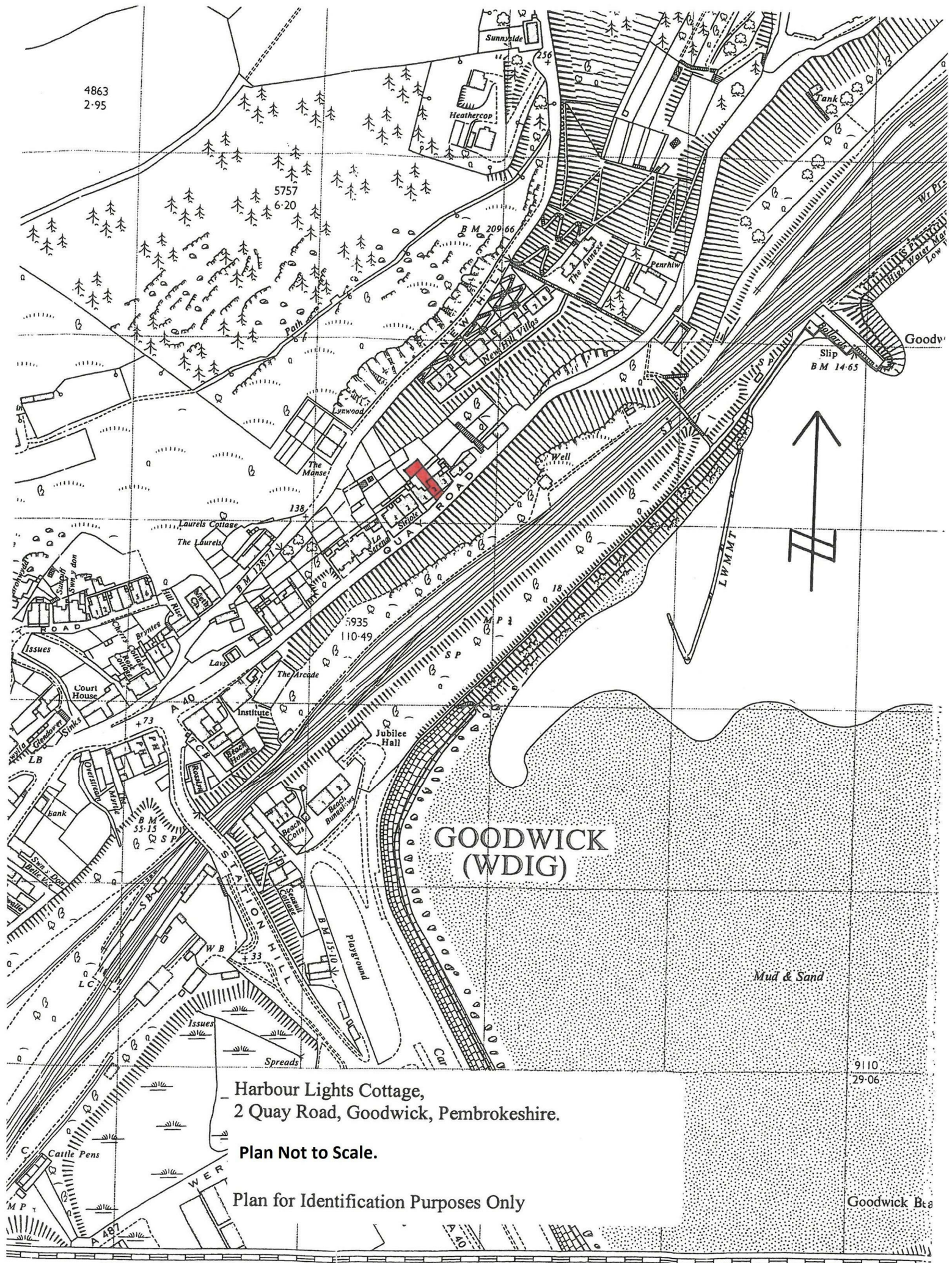
Freehold with Vacant Possession upon Completion.

### Remarks

Harbour Lights Cottage, is an attractive well appointed 2 storey Terraced Cottage residence which stands in a delightful location overlooking the Beach at The Parrog and Fishguard Bay. It is in excellent decorative order throughout benefiting from Gas Fired Central Heating, uPVC Double Glazing and Loft Insulation. It has an elevated south facing rear garden and is ideally suited for a Couple Family, Retirement, Investment or even for Holiday Letting purposes. It is offered For Sale with a Realistic Price Guide and early inspection is strongly advised.







**GOODWICK (WDIG)**

Harbour Lights Cottage,  
2 Quay Road, Goodwick, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only

T 945 946 947 948 949

SM 9437

1500

2000

2500

Goodwick Beach

Mud & Sand

9110  
29-06

Slip  
B M 14-65

4863  
2-95

5757  
6-20

138

5935  
110-49

473

B M 55-13

B M 110-0

A 40

Cattle Pens  
M P  
A B 7

Court House

Issues

The Manse

Laurels Cottage

Sunnyside

GOODWICK (WDIG)



L W M T

Goodwick

W. Pr  
Water Mar  
Low

Tank

Penrhyn

B M 209-66

256

Path

New Mill Village

Quay Road

The Arcade

Institute

Jubilee Hall

Beach

Playground

Spreads

Car

WER

A 40

A 40

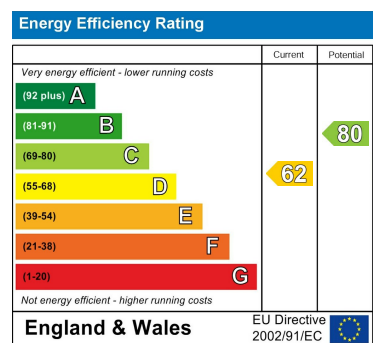
A 40

# Floor Plan

## Area Map



## Energy Efficiency Graph



## Council Tax Band - D

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5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com