



1 Gynon Cottage, St. Nicholas, Goodwick, Pembrokeshire, SA64 0LU

Price Guide £295,000

Nestled between the picturesque village of St Nicholas and hamlet of Trefasser, this charming semi-attached cottage offers a peaceful retreat in the heart of Pembrokeshire's stunning countryside. Boasting 2 cozy bedrooms, the property features an inviting open-plan living space, complete with a wood burner that adds a warm and rustic touch.

A newly fitted modern kitchen with built in appliances adds a modern touch to this traditional cottage. The large garden provides ample outdoor space, perfect for relaxing or entertaining, with the added benefit of private parking.

The property also has the benefit of a detached workshop / store shed with newly fitted roof.

Situated near the coast, this cottage is ideal for those seeking tranquility, while being within easy reach of Pembrokeshire's beautiful beaches and scenic walking trails towards Strumble head and beyond.

Overview

The nearby coastal village of St Nicholas in Pembrokeshire is a tranquil and charming hamlet, set amidst the stunning scenery of the Pembrokeshire Coast National Park. It is known for its peaceful atmosphere and unspoiled natural beauty and is a perfect destination for those seeking a rural retreat. Surrounded by rolling countryside and dramatic coastal landscapes, the village offers easy access to nearby beaches, rugged cliff paths, and hidden coves, ideal for walking, birdwatching, and exploring the local wildlife. The area is steeped in history, with ancient sites, traditional Welsh villages, and local landmarks such as Strumble Head and the Preseli Hills just a short drive away. Whether you're looking to enjoy coastal walks, explore quaint seaside towns, or simply unwind in the serene countryside, St Nicholas and its surrounding area provide an idyllic escape.

Directions

From Fishguard, take the Main A487 road south west for some 3.5 miles and take the turning on the right hand side at the crossroads, signposted to St Nicholas. Continue on this road for approximately 1.5 miles, passing through the village of St Nicholas and half a mile or so further on, follow the road to the left. 1 Gynon Cottage is the first property on the left hand side.

Porch



with quarry tiled floor, 2 windows with blinds, fitted seat, ceiling light and a 12 pane glazed door.

Open plan Living Room / Dining Area



15'2" x 11' (4.62m x 3.35m)

with whitened natural stone walls, multi fuel stove on a slate hearth with an attractive pine surround, understairs cupboard, ample power points, uPVC Double Glazed window affording rural views, open beam ceiling, quarry tiled floor, 2 wall lights and staircase to First Floor.

Kitchen



12'8" x 7'3" (3.86m x 2.21m)

A newly fitted modern kitchen, with a range of floor and wall units, built in dishwasher, electric oven and hob with part tiled splash back surround, uPVC double glazed window, a decorative tiled floor and ceiling spotlights.

Rear Hall



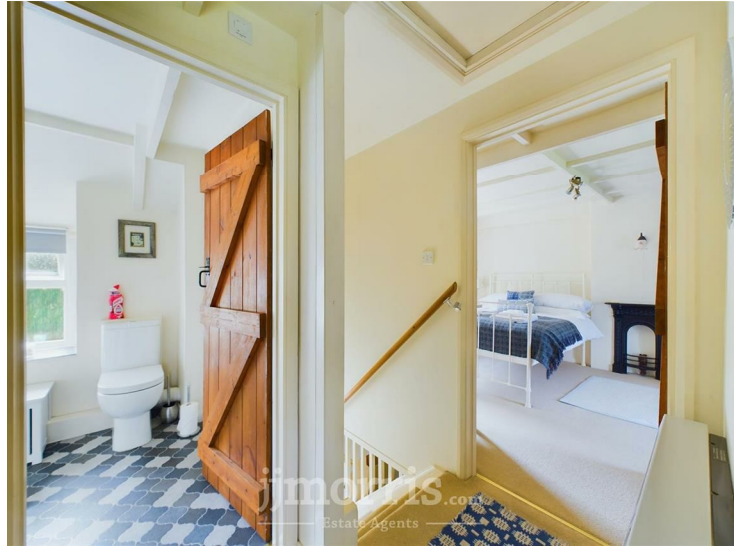
with quarry tiled floor, matching built in units for storage and fridge freezer. ample power points, open beam ceiling and door leading to rear garden.

Separate WC



with quarry tiled floor, ceiling light, corner wash hand basin, WC.

Landing



with fitted carpet, exposed beam, Dimplex storage heater and access to insulated loft, housing the main water heating tank.

Bedroom 1



15'5" x 11' (4.70m x 3.35m)
with fitted carpet, uPVC Double Glazed windows affording delightful rural views, ample power points, 4 ceiling spotlight, exposed beams, 2 built-in wardrobes and a feature Cast Iron fireplace.

Bedroom 2



11'10" x 9'3" (3.61m x 2.82m)

With fitted carpet, ceiling light, exposed beams, ample power points, clothes closet with hanging rail and a uPVC Double Glazed window affording delightful rural views.

Bathroom



A newly fitted white suite of Bath with curved shower screen and overhead electric shower, WC, Hand basin, wall mounted radiator, ceiling light with extractor fan.

Workshop



A stone built workshop / store shed with newly fitted roof.

Externally



Directly to the fore, side and rear of the property are good sized lawned Gardens together with flowering shrubs and borders. There is a concrete path surround to the property, as well as a gravelled/chipping hardstanding allowing for off road car parking for at least two vehicles.

Services

Mains Water and Electricity are connected. Private drainage, Economy 7 heating. Broadband available.

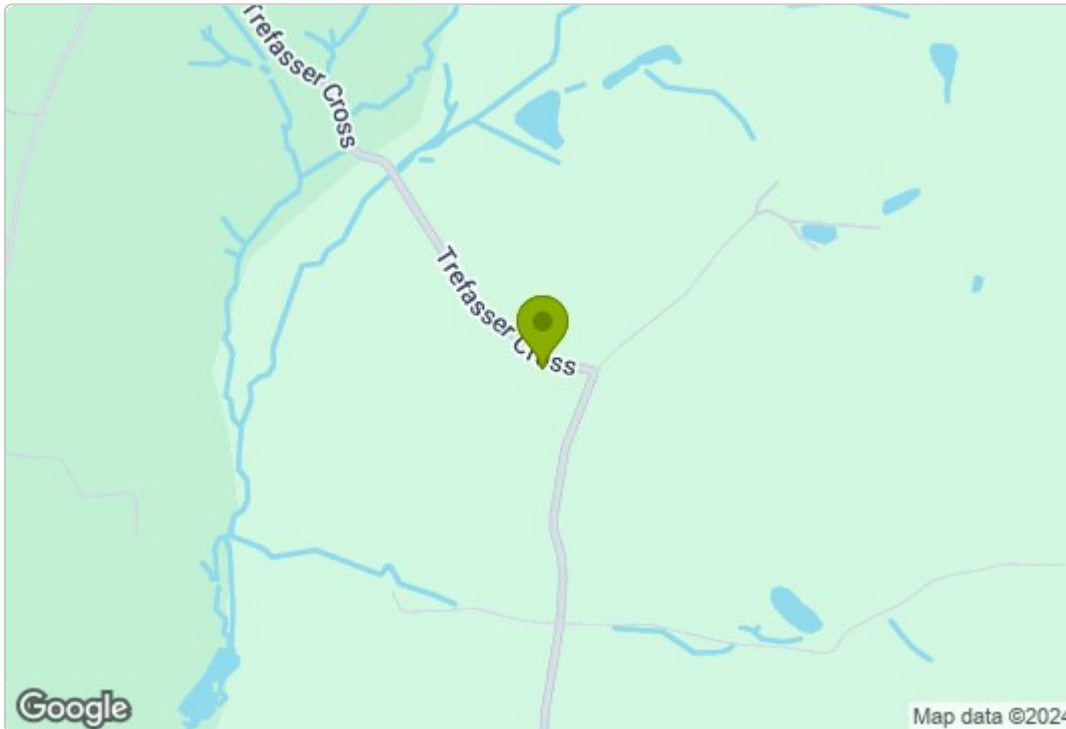
Additional Comments

We are advised that the property is Freehold.

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 - Exempt

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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