



Belle Vue St. Davids Place, Goodwick, Pembrokeshire, SA64 0BA

Price Guide £299,950

- * An attractive and deceptively spacious End of Terrace 2 storey Dwelling House.
- * Comfortable 3 Reception, Kitchen, Utility/Boiler area, 4 Bedrooms, Dressing Room, Sep WC and Bathroom.
 - * All Mains Services. Gas Central Heating. Mainly uPVC Double Glazed. Loft/Roof Insulation.
- * Easily maintained front and rear Gardens with a small Lawned area, Paved and Timber Decked Patios and Terraced Gardens with Ornamental Stone areas.
 - * Rear Vehicular and Pedestrian Access together with Vehicle Parking and a spacious Studio/Workshop.
 - * Ideally suited for Family, early Retirement, Investment or for Letting purposes.
 - * Coastal Sea views can be enjoyed from the Property over Fishguard Bay towards Dinas Head.
 - * Early inspection strongly advised. Realistic Price Guide.

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/Takeaway's, a Primary School, Chapel, a Supermarket, Repair Garages and a Petrol Filling Station/Store.

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, Art Galleries, a Cinema/Theatre, Supermarkets, a Post Office, Library, Repair Garages, 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.

St Davids Place is a popular residential area which is situated within 300 yards or so of the centre of Goodwick at Glendower Square and the Shops at Main Street.

DIRECTIONS

From the Offices of Messrs J. J. Morris at 21 West Street, turn left and continue 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, turn left (first exit) in the direction of St Davids. Continue on this road for 250 yards or so and take the first turning on the right. Proceed under the Railway Bridge and some 50 yards or further on the first sharp left hand turn into St Davids Place. Continue on this road for a further 50 yards and Belle Vue in the first stone fronted End of Terrace House on the right hand side of the road. A "For Sale" Board is erected on site.

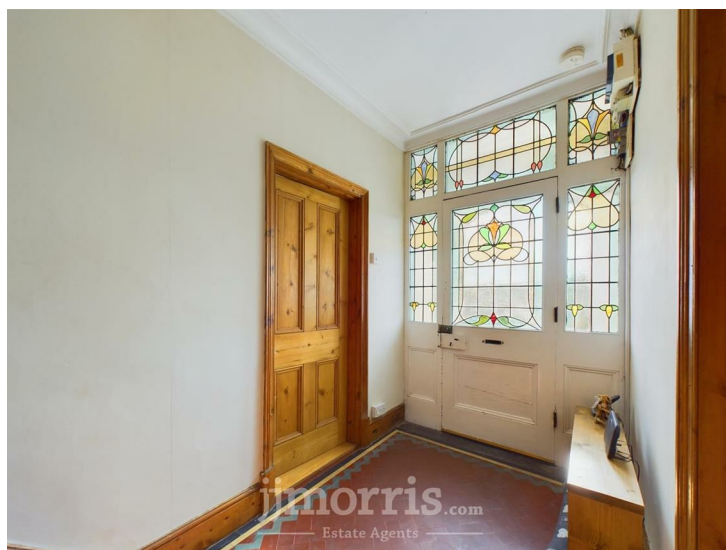
DESCRIPTION

Belle Vue comprises an End of Terrace 2 storey Dwelling House of solid stone, brick and cavity concrete block construction with part dressed stone faced elevations, part rendered and whitened elevations and part whitened brick faced elevations under a pitched slate roof. Accommodation is as follows:-

Covered Porch

With a wall sensor light and a stained glass door to:-

Reception Hall



20'0" x 5'6" (6.10m x 1.68m)

With quarry tile floor, pitched Pine staircase to First Floor, double panelled radiator, attractive cornice, ceiling light, understairs storage cupboard, electricity consumer unit and meter, telephone point, 4 power points, Stable Door to covered Storage/Utility Area and doors to Dining Room and:-

Music Room



14'5" x 11'11" (4.39m x 3.63m)

With Oak floorboards, uPVC double glazed bay window, double panelled radiator, coved ceiling, picture rail, lamp point, ceiling light, 8 power points and opening to:-

Sitting Room



17'0" x 16'5" (5.18m x 5.00m)

With fitted carpet, tiled fireplace with tiled hearth and a Mahogany Iroko hardwood surround with a housing a coal effect Gas fire, hardwood double glazed French doors to Paved Patio, attractive cornice, open beam ceiling, wiring for Satellite TV, alcove with shelves, light points, double panelled radiator, smoke detector (not tested), ceiling light and 8 power points.

Dining Room



12'10" x 10'11" (3.91m x 3.33m)

(maximum). With Oak floorboards, double panelled radiator, uPVC double glazed bay window, picture rail, ceiling light, 6 power points and opening to:-

Fitted Kitchen



11'5" x 10'10" (3.48m x 3.30m)

With Oak floorboards, range of Birch fronted floor and wall cupboards, inset single drainer one and a half silk quartz sink unit with mixer tap, open beam ceiling, 6 downlighters, single glazed sash window to Utility/Storage area, ceiling light, built in dishwasher, built in fridge freezer, stainless steel fronted slot-in double Oven/Grill with 4 ring Gas Cooker Hob, cooker hood, externally vented, stainless steel splashback, ample power points and concealed worktop lighting.

Covered Storage/Utility Area

14'0" (average) x 9'3" (4.27m (average) x 2.82m)

With plumbing for automatic washing machine, Belfast sink with hot and cold, 1 power point, ceiling light, Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), doors to Separate WC and a Store Shed and an opening to:-

Freezer/Storage Area

11'0" x 8'5" (3.35m x 2.57m)

(maximum). With ceiling light, 2 power points and steps leading up to rear Garden.

A pitched Pine staircase from the Hall gives access to the:-

Three Quarter Landing



5'10" x 5'4" (1.78m x 1.63m)
(approx). With fitted carpet, uPVC double glazed window to rear, ceiling light, 2 power points, stairs to Main Landing and a short flight of stairs to:-

Dressing Room



8'6" x 8'6" (2.59m x 2.59m)
With a laminate Oak floor, 3 ceiling lights, uPVC double glazed French Door to a raised Timber Decked Patio leading to rear Garden, radiator, Wash Hand Basin in a vanity surround, towel ring, toothbrush holder, wall mirror, opening to Master Bedroom and door to:-

Separate WC

With a laminate Oak floor, ceiling light and toilet roll holder.

Master Bedroom 1



16'4" x 16'4" (4.98m x 4.98m)
(approx). With a laminate Oak floor, double panelled radiator, exposed "A" frames, double glazed sash window (affording Sea views over Fishguard Bay towards Dinas Head), fitted range of Beech fronted wardrobes with chest of drawers and bedside units, ceiling light, 6 downlighters, TV point, telephone point and 6 power points.

Main Landing

6'6" x 6'5" (1.98m x 1.96m)
With fitted carpet, access to an Insulated Loft, ceiling light and a smoke detector (not tested).

Bathroom



11'3" x 10'0" (3.43m x 3.05m)
With painted Pine floorboards, white suite of panelled Cast Iron Bath, Wash Hand Basin and WC and a tiled Shower Cubicle with a Thermostatic Shower and a glazed shower door, part tile surround, uPVC double glazed window to rear, 3 ceiling spotlight, toilet roll holder, wall mirror, towel ring, dado rail and radiator.

Bedroom 2



14'6" x 10'3" (4.42m x 3.12m) (maximum). With uPVC double glazed window (affording Coastal Sea views over Fishguard Bay to Dinas Head), Cast Iron and Tile feature Fireplace, built in wardrobe, fitted carpet, radiator, ceiling light and 4 power points.

Bedroom 3



14'5" x 8'9" (4.39m x 2.67m) (maximum). With uPVC double glazed window (affording Coastal Sea views over Fishguard Bay towards Dinas Head), ceiling light, fitted carpet, 4 power points, TV point and a fitted range of wardrobes with louvre doors along one wall.

Bedroom 4/Office

8'0" x 6'5" (2.44m x 1.96m)

With fitted carpet, uPVC double glazed window (affording Coastal Sea views over Fishguard Bay to Dinas Head), ceiling light, telephone point and 4 power points.

Externally

There is a stone walled Forecourt directly to the fore of the Property and to the side and accessed over steps from St Davids Place is a private enclosed Lawned Garden together with a sizeable Paved Patio with a Flower and

Shrub Border. At the rear is a terraced Garden on several levels with Ornamental Stone/Chipping areas and steps giving access to an elevated Timber Decked Patio with Ornamental Stone areas on several levels. Steps from the rear Garden lead up to an elevated Chipping Hardstanding which allows for Off Road Vehicle Parking where there is a:-

Timber Built Workshop/Store Shed

With electric lights, power points and double pedestrian doors onto the parking area.

2 Outside Water Taps and an Outside Electric Light.

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

SERVICES

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Mainly uPVC Double Glazed Windows and Doors. Some Windows and French Doors are Hardwood Double Glazed (with the exception of the Kitchen window which is Single Glazed). Telephone, subject to British Telecom Regulations. Broadband Connection. Loft Insulation.

TENURE

Freehold with Vacant Possession upon Completion.

RIGHTS OF WAYS

Vehicular and Pedestrian Access Rights of Ways exist in favour of the Property over the rear Service Lane between points "A" and "B" on the Plan.

REMARKS

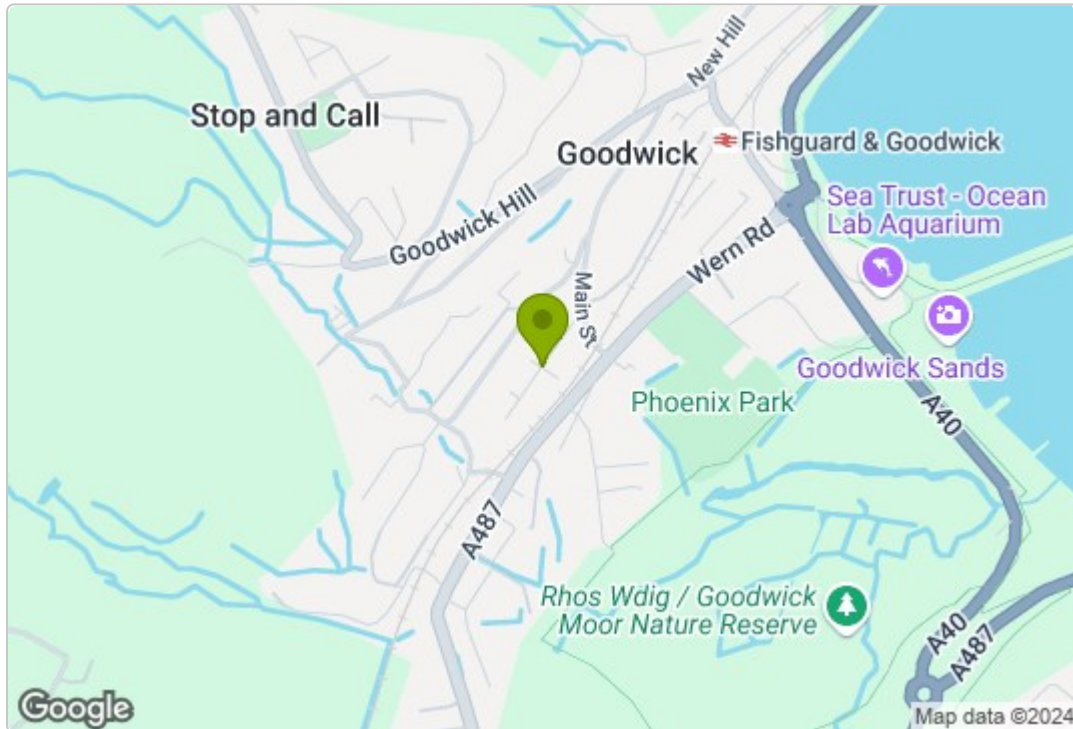
Belle Vue is a substantial End of Terrace 2 storey Dwelling House which stands in a convenient location in this popular Town and being ideally suited for Family or Early Retirement purposes. The Property is in good decorative order and has 3 Reception Rooms, a Kitchen, Utility, Freezer/Store, 4 Bedrooms, Dressing Room, Bathroom and Sep WC accommodation. In addition, it has Gas Central Heating and is in the main, uPVC Double Glazed and benefiting from Loft Insulation. In addition, it has sizeable, easily maintained Landscaped Gardens with Paved and Timber Decked Patios, Ornamental Stone areas, a small Lawned Gardens and Flower and Shrub Borders. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 - C

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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