



Bryn Haul, Stop And Call, Goodwick, Pembrokeshire, SA64 0ES

**Price Guide £345,000**

- \* A substantial Semi Detached 2 storey character stone built Dwelling House.
- \* Well appointed 1/2 Reception, Kitchen/Diner, Utility, 3/4 Bedrooms and 2 Bath/Shower Room accommodation.
  - \* Gas fired Central Heating, uPVC Double Glazing and Loft Insulation.
  - \* Off Road Parking for 2/3 Vehicles together with a Turning Bay.
- \* Sizeable Gardens including Lawned Areas, a Fish Pond, Flowering Shrubs and an Orchard area.
  - \* Superb Coastal Sea views over Fishguard Bay as well as Rural views to The Preseli Hills.
- \* Ideally suited for Family or Retirement 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 and within a mile or so of the Twin Town of Fishguard.

Goodwick has the benefit of several Shops, a Post Office/Store, Public Houses, Restaurants, Hotels, Cafes, Fish & Chip Shop Cafe/Takeaway, a Primary School, Chapels, Supermarket, Repair Garages and a Petrol Filling Station/Store.

The beach at The Parrog is within three quarters of 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 and a half 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, 2 Fish & Chip Shops, Cafés, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, 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.

Bryn Haul stands in an elevated location within 400 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 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. Proceed on this road for 550 yards or so and upon reaching the Roundabout adjacent to Tesco Express, take the second exit (straight on) and proceed up to Goodwick. Continue on this road for a few hundred yards and upon reaching The Rose & Crown Public House, turn left and proceed straight on up Goodwick Hill for approximately 400 yards and Bryn Haul is situated on the left hand side of the road, opposite the turning on the right into Prescelly Crescent. A "For Sale" Board is erected on site.

## DESCRIPTION

Bryn Haul comprises a Semi Detached 2 storey Dwelling House of solid stone construction with rendered and coloured front elevation and natural stone faced rear and gable elevations under a pitched composition slate roof. Accommodation is as follows:-

### uPVC Double Glazed Entrance Door to:-

#### Hall Area

5'3" x 3'9" (1.60m x 1.14m)

With Oak floorboards, coat hooks and opening to:-

### Kitchen/Dining Room



17'5" x 15'0" (5.31m x 4.57m)

(maximum measurement). With Oak floorboards, 2 uPVC double glazed windows affording Sea and Rural views, range of fitted floor and wall cupboards, inset single drainer one and a half bowl Porcelain sink unit with mixer tap, plumbing for automatic washing machine, 4 ceiling spotlight and a 3 ceiling light, Mains Smoke Detector, Carbon Monoxide Alarm, Beko freestanding 7 ring Gas Cooker Range with 2 Electric Ovens and a Grill, Cooker Hood, Beko Fridge Freezer, double panelled radiator, built in Lamona dishwasher, appliance points, cooker box, 15 power points, steel splashback to Cooker Range, opening to Inner Hall and door to:-

## Sitting Room



13'10" x 11'10" (4.22m x 3.61m)

With Oak floorboards, uPVC double glazed window affording Sea and Rural views, ceiling light, 2 alcoves (one with shelves and one with a fitted cupboard), 2 wall lights, coved ceiling, radiator and 6 power points.

## Inner Hall

7'0" x 4'8" (2.13m x 1.42m)

("L" shaped maximum). With Oak floorboards, staircase to First Floor, Understairs Cupboard with an Ideal wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), Carbon Monoxide Alarm, Gas Meter, coat hooks and doors to Shower Room and:-

## Utility Room



11'7" x 9'3" (3.53m x 2.82m)

With a uPVC double glazed window and a uPVC double glazed door to exterior, fitted cupboards, stainless steel shelves, open beam ceiling, strip light, Oak floorboards, plumbing for washing machine, double panelled radiator, coat hooks, appliance points and 4 power points.

## Shower Room



9'11" x 8'1" (3.02m x 2.46m)

With ceramic tile floor, uPVC double glazed window, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Shower Cubicle with a Thermostatic Shower, Chrome heated towel rail/radiator, tiled splashback, toilet roll holder and ceiling light.

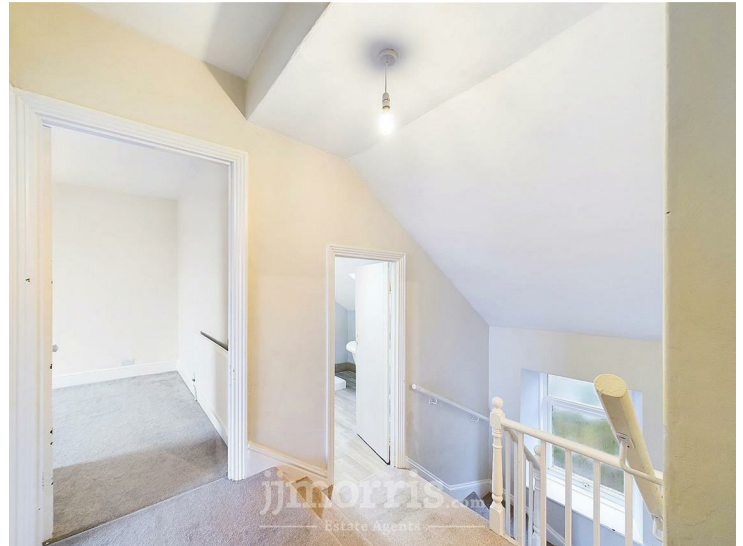
A staircase from the Inner Hall gives access to a:-

## Split Level Landing

With uPVC double glazed window to rear and stairs to:-

## First Floor

## Landing



8'3" x 8'0" (2.51m x 2.44m)

(split level). With fitted carpet, ceiling light, Mains Smoke Detector, radiator, 2 power points and access to an Insulated Loft.

### Bedroom 1



13'11" x 10'4" (4.24m x 3.15m)

With fitted carpet, uPVC double glazed window (affording Sea and Rural views), ceiling light, pullswitch, radiator, robe hooks and 6 power points.

### Bedroom 2



13'10" x 10'3" (4.22m x 3.12m)

With fitted carpet, 2 uPVC double glazed windows (affording Sea and Rural views), double panelled radiator, fitted wardrobes, dressing table and chest of drawers, ceiling light, pullswitch, coved ceiling and 6 power points.

### Bedroom 4



10'4" x 7'5" (3.15m x 2.26m)

With fitted carpet, uPVC double glazed window (affording Sea and Rural views), ceiling light, pullswitch, radiator and 6 power points.

### Bedroom 3/Study



8'11" x 8'2" (2.72m x 2.49m)

With fitted carpet, radiator, Velux window with blind, shelf, ceiling light and 4 power points.

## Bathroom



10'1" x 8'1" (3.07m x 2.46m)

With a laminated Limed Oak floor, white suite of WC, Wash Hand Basin, Roll Top Slipper Bath with Shower attachment and a glazed and tiled Shower Cubicle with a Thermostatic Shower and an extractor/downlighter over, Velux window, wall mirror, Chrome heated towel rail/radiator and 2 downlighters.

## Externally

A tarmacadamed drive with a gated entrance leads into the Property and allows for ample Vehicle Parking and Turning Space. There is a Lawned Garden adjacent to Goodwick Hill which is bounded by a Stone Wall together with Flowering Shrubs and a :-

## Timber Garden Shed

6'0" x 4'0" (1.83m x 1.22m)

On the left hand (southern eastern) side of the tarmacadamed drive is a Lawned Garden with a Fish Pond and Flowering Shrubs and beyond is an Orchard area with Apple Trees and Flowering Shrubs. Adjoining the gable end of Bryn Haul is a:-

## Lean-to Shed

15'4" x 11'6" (4.67m x 3.51m)

(maximum). Of stone, concrete block and brick construction with a corrugated iron roof. There is potential to extend the Property on the north eastern gable end to provide further accommodation (subject to any necessary Planning Consents).

2 Outside Electric Lights and an Outside Water Tap.

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. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband available. Wiring for Satellite TV.

## TENURE

Freehold with Vacant Possession upon Completion.

## RIGHTS OF WAYS

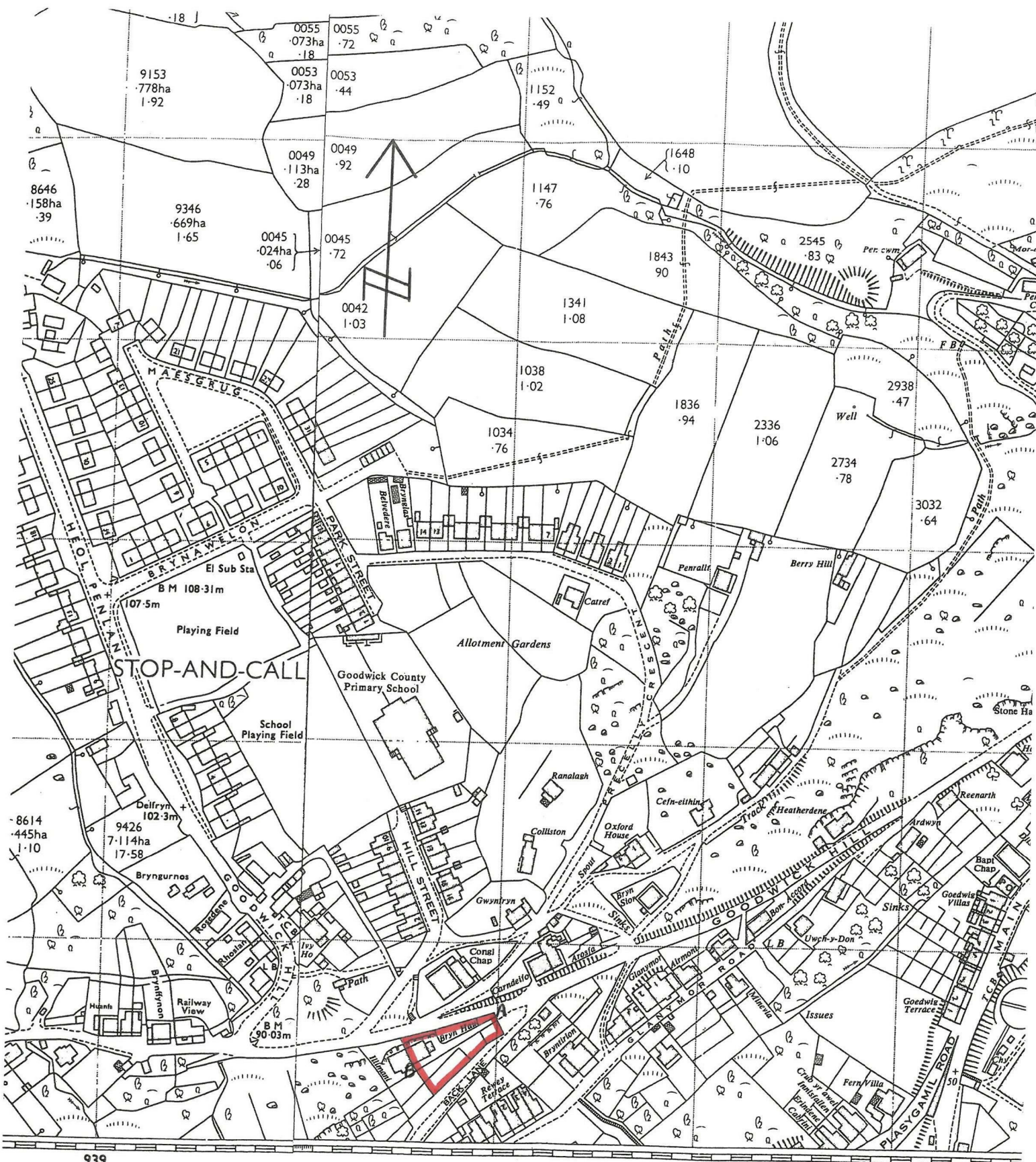
Vehicular and Pedestrian Access Rights of Ways exist in favour of the adjoining Property known as Illimani, between points "A" (the gate) and "B" on the Plan.

## REMARKS

Bryn Haul is a spacious Semi Detached 2 storey Dwelling House which stands in an elevated part of Goodwick from where Coastal Sea views over Fishguard Bay as well as Rural views to Dinas Mountain and The Preseli Hills can be enjoyed. The Property is in good decorative order and has the benefit of uPVC Double Glazing, Gas Central Heating and Loft Insulation. In addition, it has a tarmacadamed drive and hardstanding which allows for Off Road Parking for 2/3 Vehicles and Turning Space. In addition, there are Lawned Gardens with Flowering Shrubs and a Fish/Wildlife Pond, an Orchard Area as well as a Grassed area with Yuccas and Flowering Shrubs adjacent to the Goodwick Hill roadside boundary wall. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.







Bryn Haul,  
 Stop and Call, Goodwick, Pembrokeshire.

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Director General of the Ordnance Survey, South: Plan Not to Scale.

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Plan for Identification Purposes Only.

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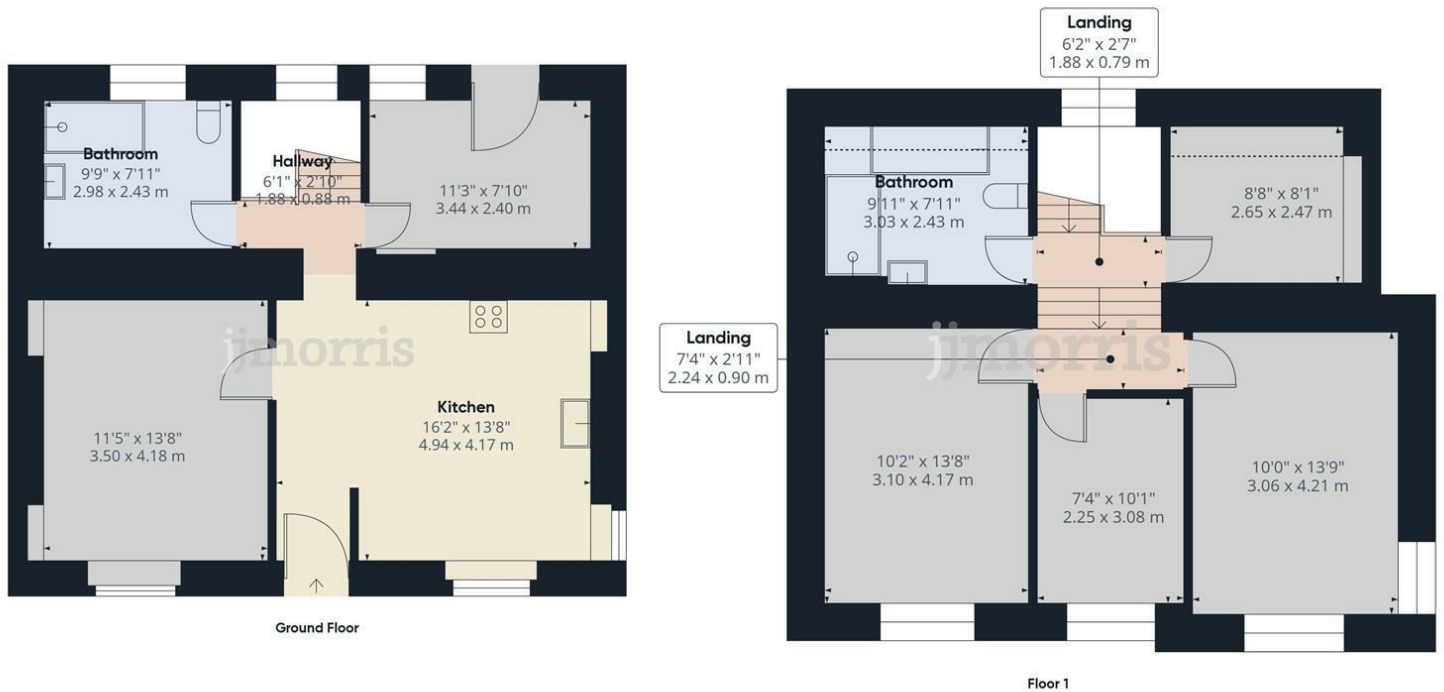
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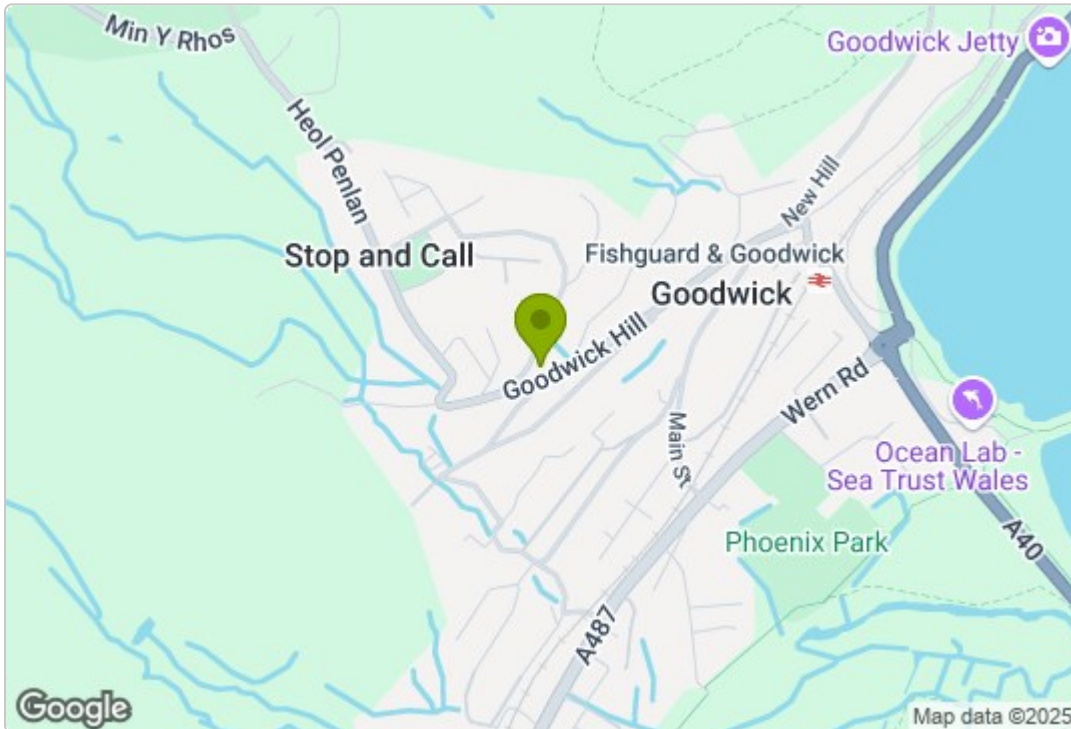
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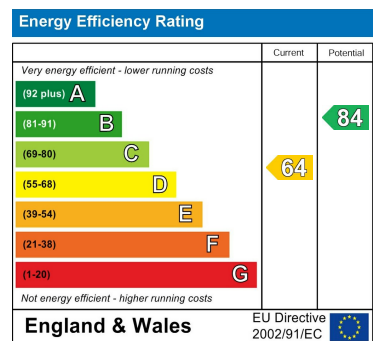
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Council Tax Band - D

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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