



38 Harbour Village, Goodwick, Pembrokeshire, SA64 0DY

Price Guide £190,000

- * A well appointed End of Terrace 2 storey Dwelling House.
- * Comfortable Sitting/Dining, Kitchen/Breakfast Room, Bathroom, Sep WC, Wet Room and 3 Bedroom accommodation.
 - * Gas fired Central Heating, uPVC Double Glazing and Loft Insulation.
- * Paved Patio to Fore and a good sized rear Lawned Garden with a raised Flower Bed and a Concreted Patio at the side.
 - * Ample space to extend the Property and to provide Off Road Parking or even a Garage (Subject to Planning)
 - * Ideally suited for Family, Retirement, Investment purposes or Holiday Letting purposes
- * Superb Coastal Sea can be enjoyed over Fishguard Bay to Dinas Head and beyond from the Property and the rear Garden.
 - * Early inspection strongly advised. Realistic Price Guide.

Situation

Harbour Village is a popular elevated Residential area of Goodwick which stands on the headland overlooking the Harbour and Fishguard Bay. 47 Harbour Village is situated within a half a mile or so of the centre of Goodwick and the shops at Main Street.

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. Harbour Village is within a half a mile or so of the centre of Goodwick and its conveniences.

Goodwick has the benefit of several Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Hotels, 2 Fish & Chip Shops Café/Take-Away and a Petrol Filling Station/Store and a Supermarket. There are Churches at Manorowen, Fishguard, and Llanwnda which are all within a mile or so.

Fishguard Harbour being close by, provides a Ferry Terminal for Southern Ireland and in addition, there is a Railway Station.

The twin town of Fishguard is within a mile and a half or so of Harbour Village and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Building Society, Hotels, Restaurants, Public Houses, Take-Aways, Cafes, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre and a great Bakery.

The Pembrokeshire Coastline at The Parrog is within a half a mile or so of the Property and also close by are the other well-known Sandy Beaches and Coves at Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy, Pwllgwaelod, Cwm-yr-Eglwys and Newport Sands.

The County and Market Town of Haverfordwest is some 15 miles or so South and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaway's Art Galleries, a Library, Post Office, Petrol Filling Stations, Supermarkets, a further Education College, 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.

Harbour Village is a popular elevated Residential area of Goodwick which stands on the headland overlooking the

Harbour and Fishguard Bay. 38 Harbour Village is situated within a half a mile or so of the centre of Goodwick and the shops at Main Street.

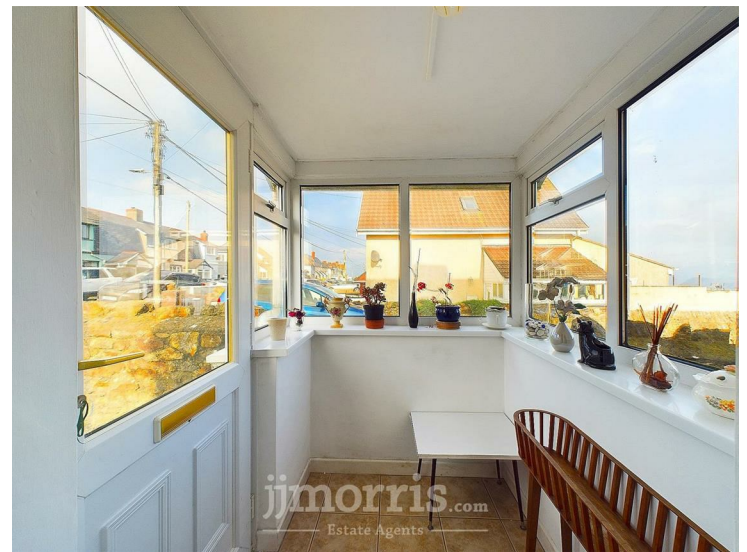
Directions

From the offices of Messrs JJ Morris at 21 West Street turn left and proceed down west street 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 500 yards or so and upon reaching the roundabout, adjacent to Tesco Express, take the second exit (straight on) and proceed up to Goodwick. Upon reaching the Rose and Crown Public House, turn left and some 30 yards or so further on, take the first sharp right hand turn into New Hill. Proceed up the hill for approximately half a mile and upon reaching Harbour Village, 38 Harbour Village is situated on the right hand side of the road. A "For Sale" Board is erected on site.

Description

38 Harbour Village comprises an End of Terrace 2 storey Dwelling House of solid stone construction with rendered and pebbled dash elevations under a pitched composition slate roof. There is a single storey extension to the rear of the Property of cavity concrete block construction with rendered and pebbled dash elevations under a flat fibre glass roof. Accommodation is as follows:-

Porch



5'4" x 4'0" (approx) (1.63m x 1.22m (approx))

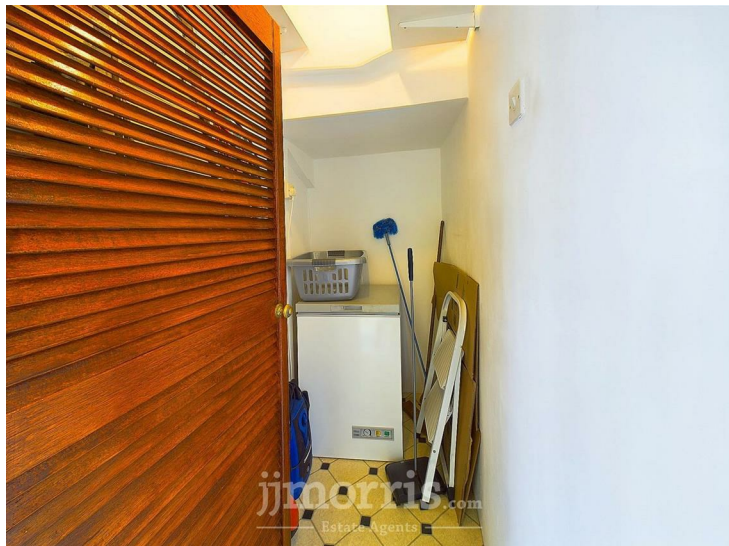
With a ceramic tile floor, uPVC double glazed windows, ceiling light and a glazed door to:-

Inner Hall

4'0" x 3'3" (1.22m x 0.99m)

With fitted carpet and doors to Sitting/Dining Room and:-

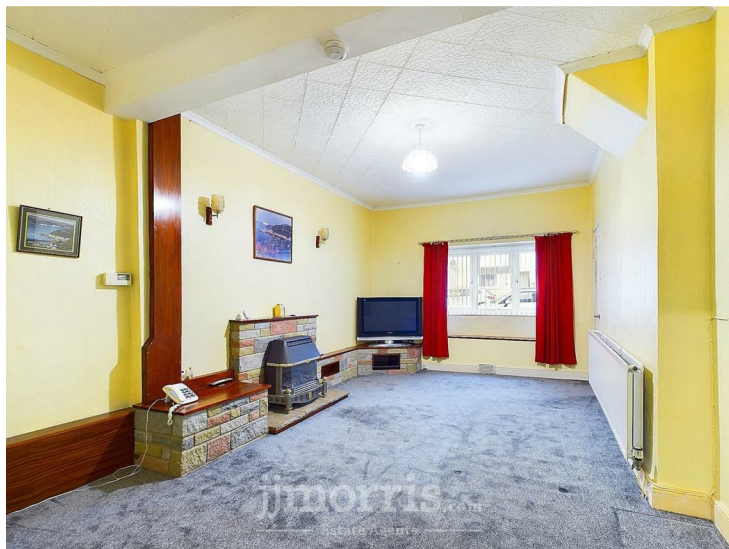
Understairs Freezer/Store Room



6'4" x 3'4" (1.93m x 1.02m)

With vinyl floor covering, shelves, ceiling light and 1 power point.

Sitting/Dining Room



19'4" x 11'10" (maximum) (5.89m x 3.61m (maximum))

With fitted carpet, uPVC double glazed window with vertical blinds, double panelled radiator, reformite stone fireplace housing a Baxi Bermuda coal effect Gas Fire, Mains Smoke Detector, ceiling light, 10 power points and glazed doors to Inner Hall and:-

Rear Hall

6'4" x 3'0" (1.93m x 0.91m)

With vinyl floor covering, Worcester Central Heating Thermostat Control, uPVC double glazed door to exterior, ceiling light, door to Inner Lobby and opening to :-

Kitchen/Breakfast Room



12'1" x 9'2" (3.68m x 2.79m)

With vinyl floor covering, uPVC double glazed window (affording superb Coastal Sea views over Fishguard Bay to Dinas Head and beyond) with vertical blinds, double panelled radiator, range of fitted floor and wall cupboards, part tile surround, inset single drainer stainless steel sink unit with mixer tap, built in Neff single Oven/Grill, Neff 4 ring Gas Cooker Hob, Cooker Hood, strip light, Mains Smoke Detector, fridge recess, built in Whirlpool washing machine, 7 power points, strip light, part tile surround and a Boiler Cupboard housing a Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

Inner Lobby

4'0" x 2'8" (1.22m x 0.81m)

With ceramic tile floor and doors to Separate WC and:-

Wet Room



5'6" x 4'5" (1.68m x 1.35m)

With ceramic tile floor, ceiling light, uPVC double glazed window with vertical blinds, tiled walls and an Aquaboard clad wall with a Thermostatic Shower, heated towel rail/radiator, Xpelair air extractor and a Wash Hand Basin.

Separate WC

3'8" x 2'10" (1.12m x 0.86m)

With ceramic tile floor, uPVC double glazed window, half tiled walls, ceiling light and a WC.

A half glazed door from the Sitting/Dining Room gives access to an:-

Inner Hall

3'0" x 2'6" (0.91m x 0.76m)

With fitted carpet, uPVC double glazed window, telephone point, 2 power points and staircase to:-

First Floor

Landing

4'6" x 3'6" (approx) (1.37m x 1.07m (approx))

With fitted carpet, uPVC double glazed window over stairwell, smoke detector (not tested), ceiling light and 1 power point.

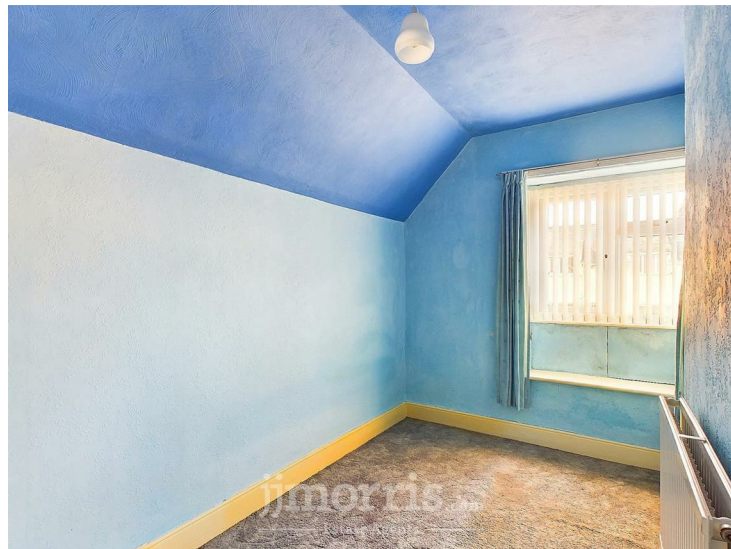
Bedroom 1



15'0" x 7'6" (maximum) (4.57m x 2.29m (maximum))

With fitted carpet, uPVC double glazed window with vertical blinds (affording superb Coastal Sea views over Fishguard Bay to Dinas Head and beyond), double panelled radiator, 2 power points, ceiling light and a built in Storage Cupboard.

Bedroom 2



11'6" x 7'0" (maximum) (3.51m x 2.13m (maximum))

With fitted carpet, uPVC double glazed window with vertical blinds, double panelled radiator, ceiling light and 2 power points.

Bedroom 3



8'2" x 7'2" (average) (2.49m x 2.18m (average))

With fitted carpet, uPVC double glazed window with vertical blinds, double panelled radiator, ceiling light and 2 power points.

Externally



There is a good sized Paved Patio to the fore which is bounded by a concrete block and stone wall. To the side of the Property is a concreted Patio area and to the rear is a good sized Lawned Garden with a raised Flower Bed and a Shed base.

The side and rear Garden is bounded by a stone wall and there is also an Outside Electric Light and an Outside Water Tap.

The boundaries of 38 Harbour Village are edged in red on the attached Plan to the Scale of 1/2500

Services

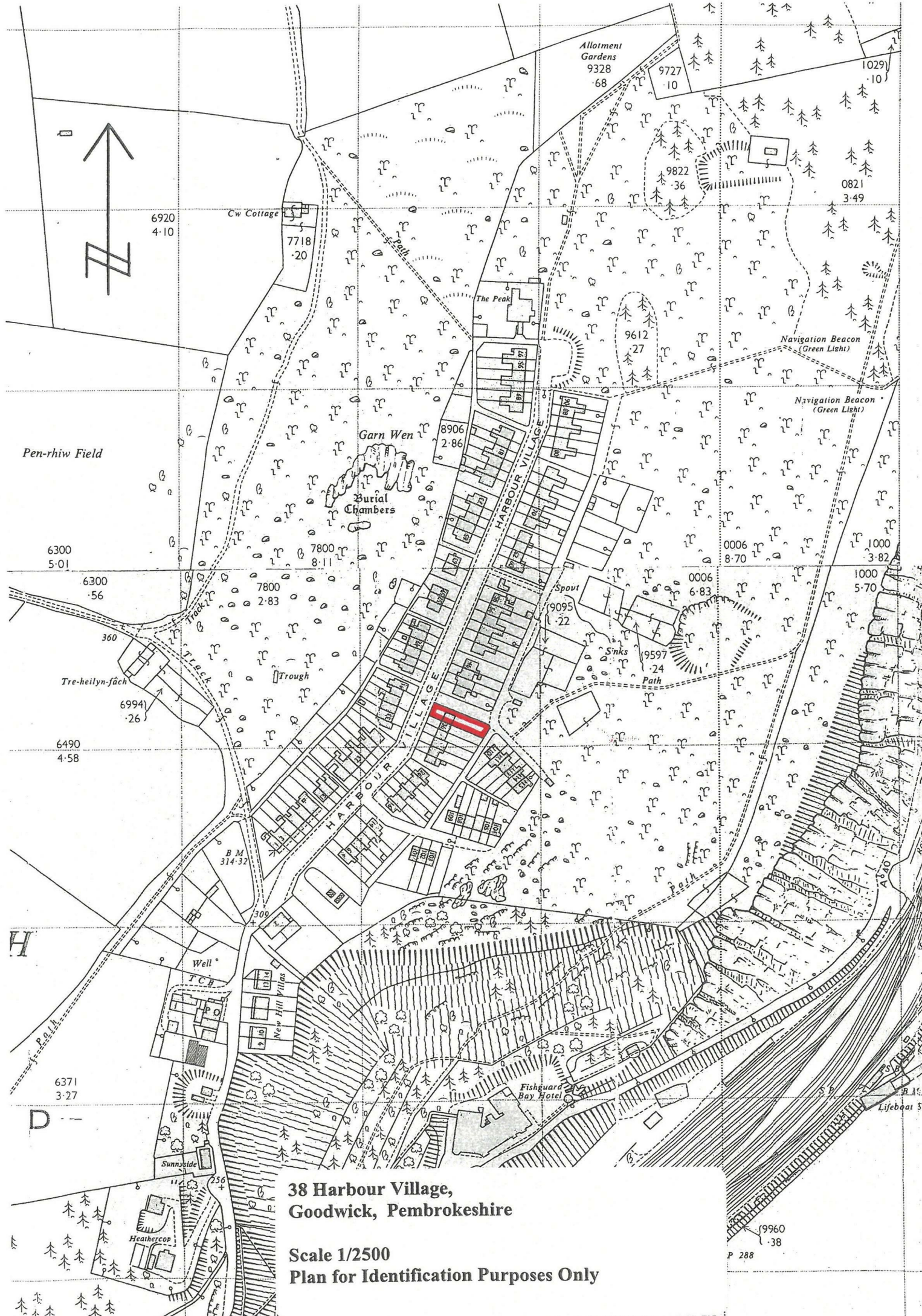
Mains Water, (meter supply) Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

38 Harbour Village is a comfortable, well appointed End of Terrace 2 storey Dwelling House which stands in this popular residential area and being ideally suited for a Family, Retirement, Investment or for Holiday purposes. The Property is in good decorative order throughout benefiting from Gas Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has the benefit of sizeable easy maintained front and rear Gardens with Paved Patios, Lawned areas and a raised Flower Bed. Their is potential to extend the Property further at the rear as well as providing Off Road Vehicle Parking or even a Garage (Subject to any necessary Planning Consents) It is offered "For Sale" with a realistic Price Guide and early inspection strongly advised.



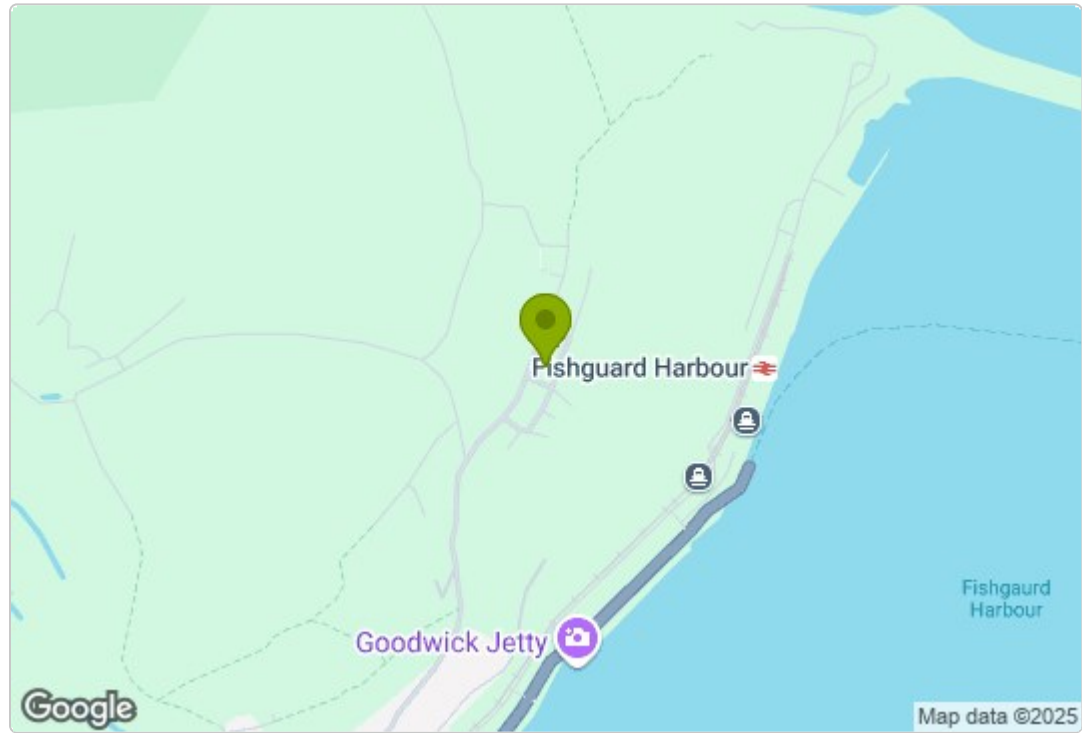
**38 Harbour Village,
Goodwick, Pembrokeshire**

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

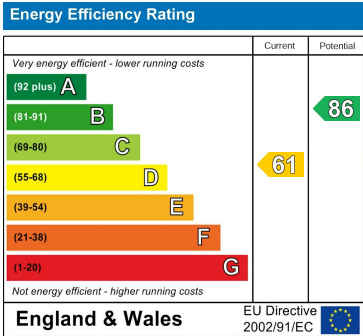
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.