



13 Heol Y Felin, Goodwick, Pembrokeshire, SA64 0AR

**Price Guide £129,950**

- \*An attractive double fronted End of Terrace 2 storey Ex Local Authority Dwelling House.
- \*Comfortable Hall, Sitting/Dining, Kitchen/Breakfast, Bathroom and 3 Bedroom accommodation.
- \*All Mains Services. Gas Central Heating. uPVC Double Glazing. Loft Insulation.
- \*Rear Paved Patio together with a sloping Lawned Garden with Flowering Shrubs.
- \*Rear pedestrian access. Distant Sea Views over Fishguard Bay.
- \*Ideally suited for First Time Buyers, Family, Investment or for Letting purposes.
- \*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 several Shops, a Post Office/Store, Public Houses, Restaurants, Hotels, Cafes, 2 Fish & Chip Shop Cafes/Takeaways, a Primary School, Chapels, a Supermarket, Repair Garages and a Petrol Filling Station/Store. There are Churches in Fishguard, Llanwnda and Manorowen which are all within a mile or so.

The beach 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 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 of the Property 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 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.

Heol-y-Felin is a popular residential area which stands inset off the Main A487 St Davids Road and is within half a mile or so of the centre of Goodwick 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. Continue on this road for 550 yards or so and upon reaching the roundabout adjacent to Tesco Express, take the first exit in the direction of St Davids. Continue on this road for approximately half a mile and No. 13 Heol-y-Felin is an End of Terrace House on the left hand side of the road. A "For Sale" Board is erected on site.

### Description

13 Heol y Felin comprises an End of Terrace 2 storey Ex Local Authority Dwelling House of cavity brick construction with rendered and coloured roughcast elevations under a pitched slate roof. Accommodation is as follows:-

#### uPVC Double Glazed Entrance Door to:-

#### Hall



6'8" x 6'2" (2.03m x 1.88m )

With ceramic tile floor, gas meter, electricity meter and fuse box, ceiling light, sliding concertina door to Kitchen/Breakfast, door to Bathroom and a 15 pane glazed door to:-

#### Sitting/Dining Room



16'9" x 11'6" (5.11m x 3.51m )

With fitted carpet, gas fire in attractive wooden surround with tiled hearth, double panelled radiator, ceiling light and 2 wall lights, picture rail, wiring for Satellite TV, 2 uPVC double glazed windows (one affording distant sea views to Fishguard Bay), telephone point and 4 power points.

## Kitchen/Dining Room



12'11" x 10'2" maximum (3.94m x 3.10m maximum )  
With fitted carpet, range of laminated Oak floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, 2 uPVC double glazed windows (affording distant sea views to Fishguard Bay), strip light and ceiling light, gas cooker point, understairs storage cupboard, double panelled radiator, cooker hood, cooker recess, 8 power points, part tile surround, Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), plumbing for automatic washing machine, Honeywell central heating timeswitch and a uPVC double glazed door to:-

## Rear Porch

4'1" x 3'8" (1.24m x 1.12m )

With 2 power points and a half glazed door leading to steps to Rear Patio and Garden.

## Bathroom



6'2" x 5'11" (1.88m x 1.80m )

With ceramic tile floor, uPVC double glazed window, white suite of panelled Bath with shower attachment, Wash Hand Basin and WC, shower curtain and rail, half tiled walls, ceiling light, mirror fronted bathroom cabinet,

wall mirror, glass shelf, toilet roll holder and a chrome heated towel rail/radiator.

## First Floor

### Landing



7'0" x 6'0" maximum (2.13m x 1.83m maximum )

With fitted carpet, uPVC double glazed window (affording distant sea views) to Fishguard Bay, mains smoke detector, ceiling light, access to an Insulated Loft and doors to Bedrooms.

### Bedroom 1



16'7" x 9'9" (5.05m x 2.97m)

With carpet concealing pine floorboards, double panelled radiator, 2 uPVC double glazed windows (one affording distant sea views to Fishguard Bay), picture rail, ceiling light, 1 power point and a built in Cupboard with shelves.

## Bedroom 2



13'2" x 9'5" (4.01m x 2.87m)

With carpet concealing pine floorboards, uPVC double glazed window, picture rail, double panelled radiator, ceiling light and 3 power points.

## Bedroom 3/Study



8'8" x 6'8" (2.64m x 2.03m)

With carpet concealing pine floorboards, uPVC double glazed window (affording distant sea views to Fishguard Bay), picture rail, ceiling light, double panelled radiator and 1 power point.

## Externally

A gated opening at the side of the Property gives access to a concrete path which leads down to a Rear Paved Patio with a gated opening leading to a sizeable, gently sloping Lawned Garden with Flowering Shrubs, Hydrangeas and Mature Trees. There is also a:-

## Storage Area (beneath the staircase)

9'0" x 2'10" (2.74m x 0.86m)

## Lean-to Store Shed

4'8" x 3'4" (1.42m x 1.02m)

Of brick construction with a slate roof and a:-

## Cellar Storage/Workshop

25'3" x 16'9" (7.70m x 5.11m)

With reduced headroom, strip lighting, a work bench and 8 power points.

Outside Electric Light and 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.

## Tenure

Freehold with Vacant Possession upon Completion.

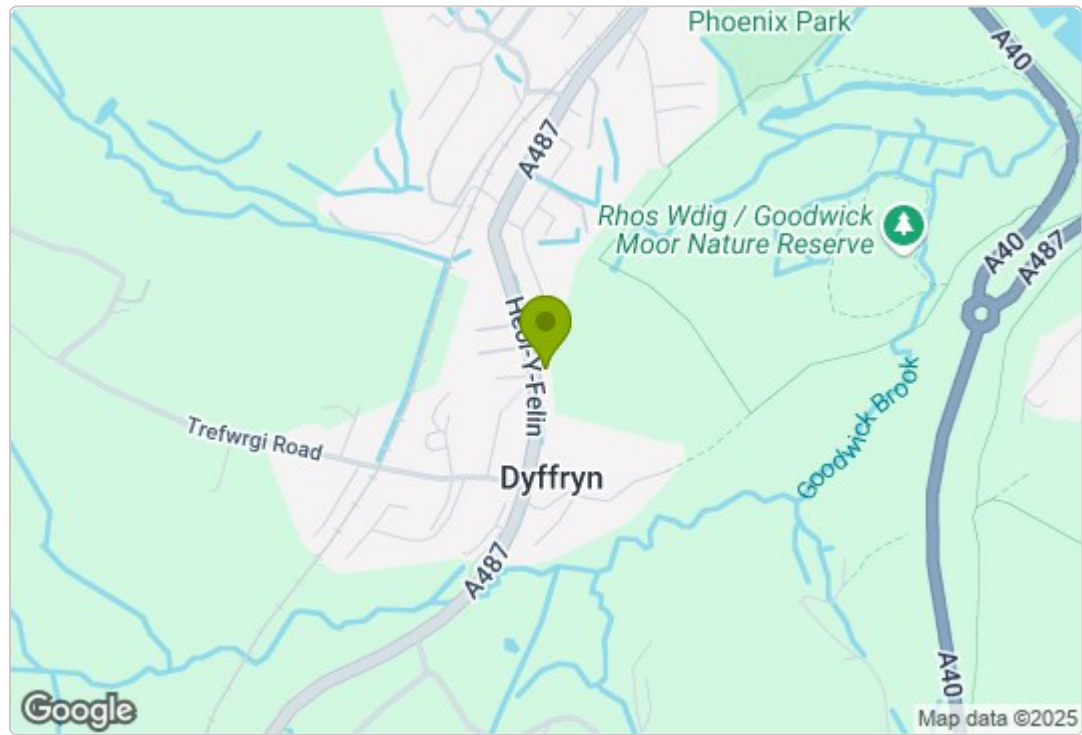
## Remarks

13 Heol y Felin is a comfortable 2 storey Ex Local Authority Dwelling House which stands in a convenient location in this popular town and being ideally suited for First Time Buyers, a Family, Retirement or for Investment purposes. The Property is in need of modernisation and updating, although it benefits from uPVC Double Glazing, Gas Central Heating and Loft Insulation. In addition, it has a Paved Patio together with a reasonable sized enclosed gently sloping Lawned Garden with Flowering Shrubs. It is now in need of modernisation and updating and is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.

Floor Plan



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 82                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 61      |                         |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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