



3 Allt Y Carne, Goodwick, Pembrokeshire, SA64 0AT

Price Guide £289,950

- * A deceptively spacious Detached single storey Bungalow Residence.
- * Comfortable Hall, Sitting Room, Kitchen/Diner, 3 Bedroom and Bathroom accommodation.
 - * Garage and a spacious Cellar Store/Work/Utility Room (with reduced headroom).
 - * Easily managed front and rear Lawned Gardens with Paved Patios.
- * uPVC Double Glazing, Gas Central Heating and an Insulated and part Boarded Loft.
 - * Ideally suited for Family, Retirement, Investment or Letting purposes.
 - * Realistic Price Guide. Early inspection strongly advised. EPC Rating D.

SITUATION

Allt-y-Carne stands inset off the Main A487 Fishguard to St Davids Road and is 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 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/Takeaways, a Primary School, Chapels, a Supermarket, Repair Garage and a Petrol Filling Station/Store. There are Churches at Fishguard, Llanwnda and Manorowen, which are all within a mile or so.

The beach at The Parrog is within 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 1½ miles 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, a Post Office, Library, Repair Garages, Art Galleries, a Cinema/Theatre, Supermarkets, a Petrol Filling Station/Store 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.

Allt-y-Carne is a residential cul-de-sac which is situated on the eastern fringes of the town and 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, 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 500/600 yards and upon reaching the roundabout adjacent to Tesco Express turn left (first exit) signposted to St Davids. Continue on this road for half a mile or so and take the third turning on the right into Trefwrgi Road. Continue on this road for 100 yards or so

and take the first left into Allt-y-Carne and some 50 yards or so further on, 3 Allt-y-Carne is situated on the left hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

3 Allt-y-Carne comprises a Detached single storey Bungalow Residence of cavity concrete block construction with part reformite stone and mainly rendered and pebble dashed elevations under a pitched concrete tile roof. Accommodation is as follows:-

Ground Floor

uPVC Double Glazed Entrance Door to:-

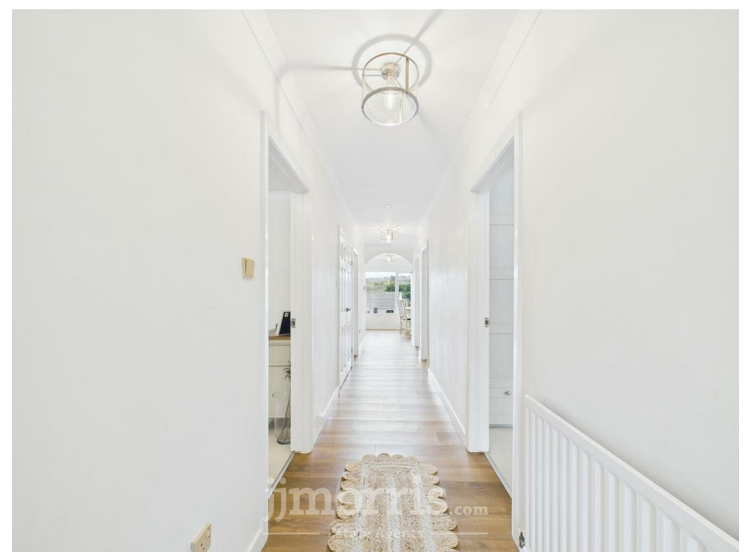
Porch



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

With vinyl floor covering, coved ceiling, ceiling light and glazed door to:-

Hall



26'10" x 4'0" (8.18m x 1.22m)

With Oak effect LVT flooring, coved ceiling, 2 ceiling lights, radiator, smoke detector (not tested), Honeywell Central Heating Thermostat Control, telephone point, built in Cloaks Cupboard, built in Airing Cupboard with shelves

housing a pressurised hot water cylinder and immersion heater, archway to Kitchen/Dining Room and access to a partially Insulated and part Boarded Loft with electric light.

Sitting Room



16'2" x 11'11" (4.93m x 3.63m)

With fitted carpet, uPVC double glazed window with blinds, fireplace housing a Multifuel Stove on a Slate hearth, coved ceiling, ceiling light, 4 wall lights, 2 TV points, double panelled radiator and 8 power points.

Kitchen/Breakfast Room



20'6" x 11'0" (6.25m x 3.35m)

("L" shaped maximum). With Oak effect LVT flooring, range of fitted floor and wall cupboards, 2 uPVC double glazed windows, uPVC double glazed door to exterior, Oak worktops, Breakfast Bar, 6 downlighters and a ceiling light, Lamona built in electric Single Oven/Grill, 5 ring Lamona Gas Cooker Hob, Cooker Hood (externally vented), built in Lamona Dishwasher, built in Lamona Microwave, part tile surround and an inset single drainer Quartz sink unit with mixer tap.

Bedroom 1 (front)



18'3" x 11'11" (5.56m x 3.63m)

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

Bedroom 2



14'7" x 8'11" plus door recess 3'5" x 3'2" (4.45m x 2.72m plus door recess 1.04m x 0.97m)

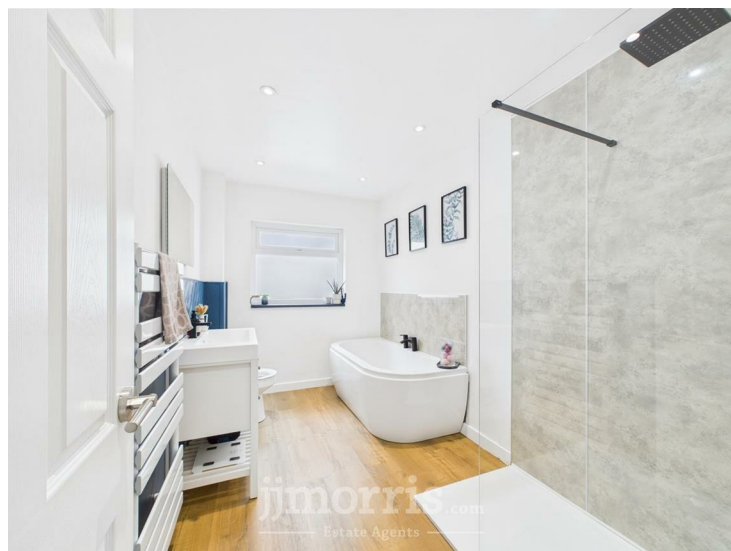
With fitted carpet, uPVC double glazed window with blinds, built in Cupboard with shelves, double panelled radiator, ceiling light and 2 power points.

Bedroom 3



13'0" x 10'0" (3.96m x 3.05m)
(maximum). With fitted carpet, uPVC double glazed window, double panelled radiator, ceiling light and 2 power points.

Bathroom



11'11" x 7'0" (3.63m x 2.13m)
(maximum). With Oak effect LVT flooring, white suite of panelled Bath, Wash Hand Basin in a vanity surround, WC and a Glazed and Aquaboard Shower Cubicle with a Thermostatic Shower, painted tongue and groove clad wall on one side, 6 downlighters, uPVC double glazed window and a heated towel rail/radiator.

Externally

Adjacent to the Bungalow is a:-

Garage

18'0" x 9'0" (5.49m x 2.74m)
Of concrete block construction with a pitched concrete tiled roof. It has a metal up and over door, a pedestrian door, single glazed window, floor and wall cupboards, Gas Meter, Electricity Fuse Box and Meter, strip light and 3 power points.

There is a concrete hardstanding area directly to the fore of the Garage which allows for Off Road Vehicle Parking and adjacent to the front of the Bungalow is an easily managed Lawned Garden which is bounded by a Privet Hedge. There is a concrete path surround to the Property and to the rear is a reasonable sized Lawned Garden with Paved Patio, Hydrangeas and Flowering Shrubs. In addition, there is a:-

Cellar Store/Work/Utility Room

30'0" x 11'0" (9.14m x 3.35m)
(With reduced headroom). With 3 strip lights, a Work Bench, shelving, 3 power points, plumbing for automatic washine machine and a Worcester wall mounted Gas Boiler (heating domestic hot water and firing central heating).

In addition, there are 3 Outside Electric Lights and an Outside Water Tap.

SERVICES

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazed Windows and Doors throughout. Part Boarded and a mainly Insulated Loft. Telephone, subject to British Telecom Regulations. Broadband Connection. Wiring for Satellite TV.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

3 Allt-y-Carne is a spacious Detached single storey Bungalow Residence which stands in a popular residential area within half a mile or so of the centre of Goodwick and the beach at The Parrog. The Property is in good decorative order throughout having been modernised and refurbished in recent years and benefiting from Gas fired Central Heating, uPVC Double Glazing and a mainly Insulated and a part Boarded Loft. In addition, it has a Garage and Off Road Vehicle Parking together with easily maintained front and rear Lawned Gardens with Paved Patios and Flowering Shrubs. It is ideally suited for a Family, Retirement, Investment or for Letting purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.



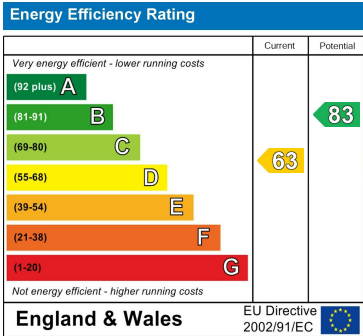
Floor Plan



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

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com