



67 Harbour Village, Goodwick, Pembrokeshire, SA64 0DZ

Price Guide £179,950

- * An attractive Terraced 2 storey Dwelling House.
- * Comfortable Hall, Sitting Room, Kitchen/Diner, Utility, Bathroom and 2 Bedroom accommodation.
- * Gas Central Heating, uPVC Double Glazing and Loft Insulation.
- * Ornamental Stone Garden to fore and a rear Concrete and Paved Patio area with decorative gravel
- * Rear Pedestrian Access. On Street Parking at the fore as well as a Car Park beyond the footpath at the rear.
- * Ideally suited for First Time Buyers, a Family, Retirement or for Investment purposes.
- * 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. 67 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 the shops at Main Street.

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

DIRECTIONS

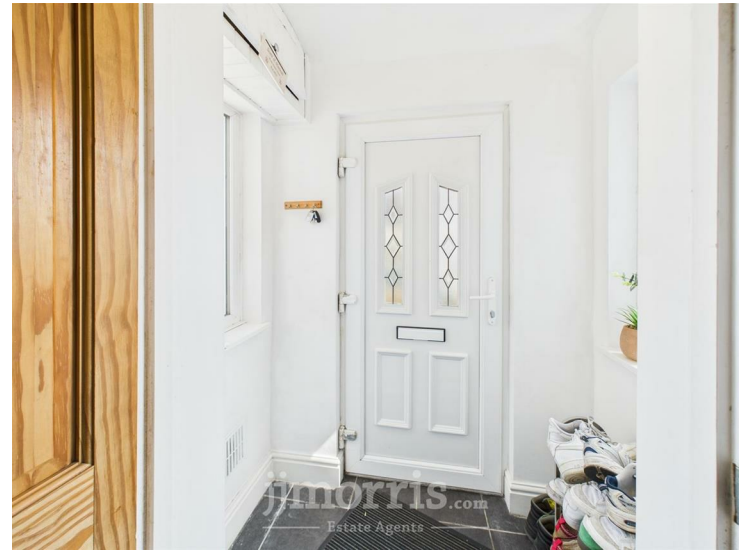
From the offices of Messrs JJ Morris at 21 West Street turn left and proceed down west street in the direction of Goodwick for half a mile. Upon reaching the bypass roundabout, take the second exit signposted to Goodwick and Fishguard Harbour. Proceed on this road for 500 yards or so and upon reaching 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, 67 Harbour Village is situated on the left hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

67 Harbour Village comprises a Terraced 2 storey Dwelling House of solid stone construction with rendered and pebble dashed elevations under a pitched composition slate roof. There is a single storey extension to the rear of cavity concrete block/brick construction with rendered elevations under a flat fibreglass roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Hall



Double glazed Upvc Windows, tiled flooring, fuse box, door to :-

Living Room



Stairs rising off to the first floor, understairs storage, feature inglenook fireplace with log burner and slate hearth, double glazed Upvc window to the front, coved ceiling, fitted carpet, radiator

Kitchen/Dining Room



Having a range of wall and base units with complimentary work top surfaces, 1.5 inset stainless steel sink and drainer, integrated gas hob with built over extraction fan, integrated Kenwood oven, plumbing for washing machine, radiator, coved ceiling, spot lights, wooden Velux window, sliding Upvc door to the rear, part tiled walls, tiled flooring

Boiler/Store Room

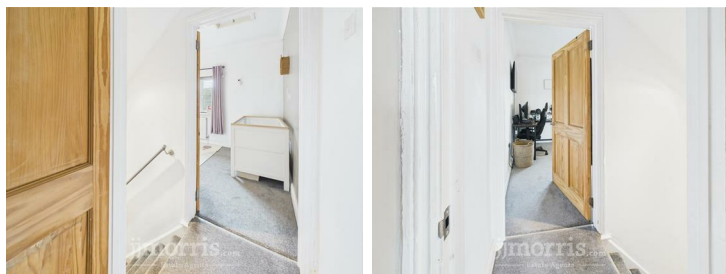
Ariston Boiler, tiled flooring

Family Bathroom



Low flush WC, wash basin with mixer taps over, bath with fitted hose, walk-in shower with fitted shower, vertical radiator, tiled walls, tiled flooring, spot lights, double glazed Upvc window to the rear.

Landing



Spot lights, doors to :-

Bedroom One



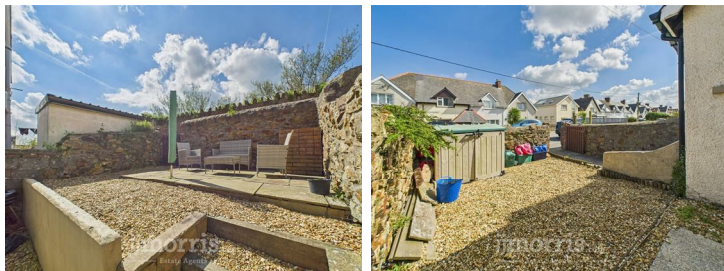
Double glazed Upvc window to the rear, coved ceilings, fitted carpet, radiator, loft access

Bedroom Two



Double glazed Upvc window to the front, coved ceilings, radiator, fitted carpet

Externally



There is an ornamental stone patio area to the fore bounded by a stone wall and to the rear is an ornamental stone path with steps leading up to an ornamental stone and paved patio areas with a Barbeque. Rear pedestrian access

SERVICES

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazed Windows and Doors. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

67 Harbour Village is a comfortable, Mid-Terraced 2 storey 2 Bedroom Dwelling House which has been modernised, updated and refurbished in recent years. The Property is in good decorative order throughout and has the benefit of Gas Central Heating, uPVC Double Glazed Windows and Doors and Loft Insulation. In addition, it has easily maintained front and rear Patio Gardens. 67 Harbour Village is ideally suited for First Time Buyers, Family, Retirement or for Letting purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.8mbps upload and 8mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure

upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

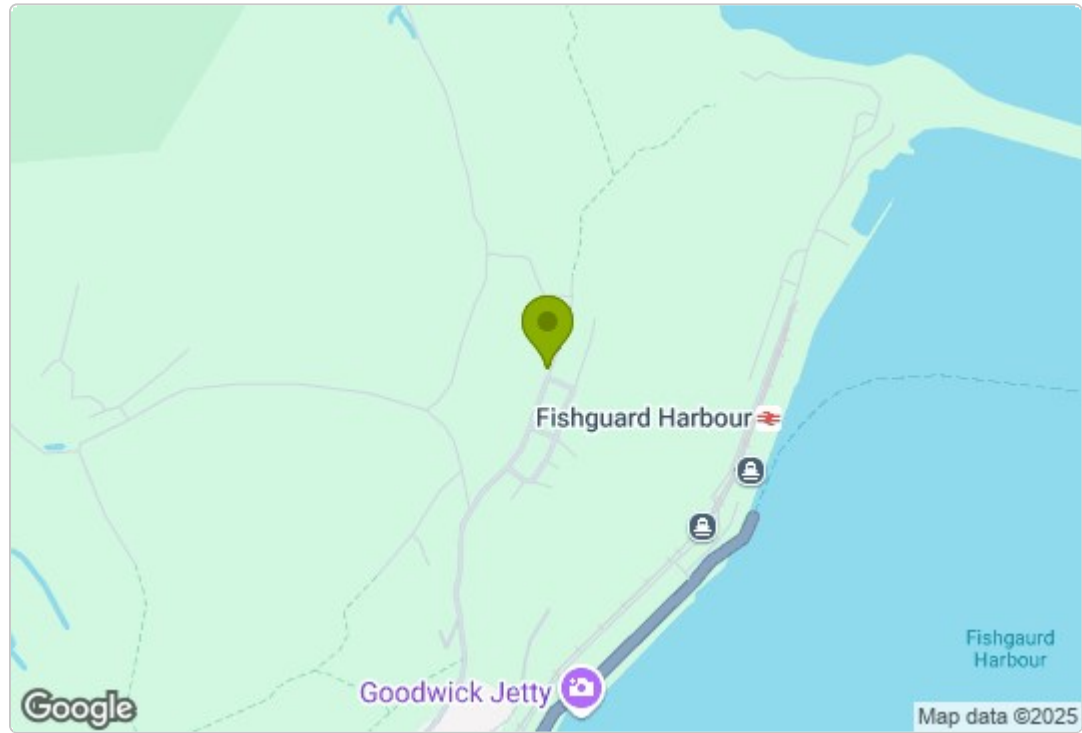
EE Voice - Limited & Data - Limited
Three Voice - Likely & Data - Likely
O2 Voice - Likely & Data - Limited
Vodafone. Voice - Limited & Data - Limited

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

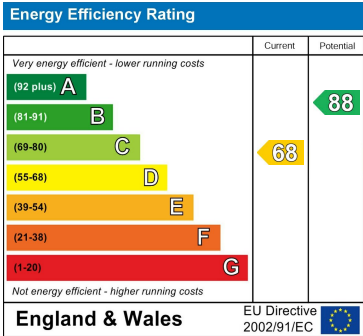
Floor Plan



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.

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