



**9 Maes Yr Afon, Goodwick, Pembrokeshire, SA64 0AF**

**Price Guide £545,000**

**\*An exceptional Detached Modern 3 storey Dwelling House.**

**\*Well appointed Reception Hall, Walk in Cloakroom, Office, Fitted Kitchen/Dining Room, Utility and Sitting Room, First Floor Landing, 3 Bedrooms (all with En Suite Shower Rooms) and a Second Floor Master Bedroom with a Bathroom.**

**\*Block Pavior Hardstanding to fore together with a Detached Double Garage as well a good sized Rear Lawned Garden with a raised semi circular Paved Patio with Ornamental Stone Areas and Flowering Shrubs as well as an area of Scrub/Woodland.**

**\*Gas Central Heating with Underfloor Heating on the Ground Floor and Radiators on the First and Second Floor.**

**\* uPVC Double Glazed Windows and Doors throughout. Cavity Wall, Floor and Roof Insulation.**

**\*Ideally suited for Family or early Retirement purposes.**

**\*Inspection essential to appreciate the qualities of this exceptional Property and indeed the Gardens and Grounds.**



## Situation

Dyffryn is an area of Goodwick which is situated within a third of a mile or so of the centre of the town at Glendower Square and the shops at Main Street.

Goodwick is a popular town which stands on the North Pembrokeshire Coastline within a mile or so of the twin town of Fishguard and some 15 miles or so North of the County and Market Town of Haverfordwest.

Goodwick has the benefit of a few Shops, a Primary School, a Chapel, Public Houses, 2 Fish and Chip Shop Cafes/Takeaways, a Petrol Filling Station/Store and a Supermarket. There are Churches at Fishguard, Llanwnda and Manorowen which are all within a mile or so.

Fishguard being close by 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, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Library, Post Office, a Petrol Filling Station/Store, Repair Garages, Supermarkets and a Leisure Centre.

The Pembrokeshire Coastline at The Parrog is within a third of a mile or so of the Property and also close by are the well known sandy beaches and coves at Pwllgwaelod, Cwm-yr-Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

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.

Maes yr Afon is a residential cul-de-sac which is situated within a third of a mile or so of the centre of Goodwick and within a mile and a half or so of Fishguard Town Shopping Centre and Market Square.

## Description

9 Maes yr Afon comprises a Detached 3 storey Dwelling House of cavity concrete block construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

## Storm Porch

7'6" x 4'2" (2.29m x 1.27m)

With ceiling light and a Composite double glazed entrance door to:-

## Reception Hall



15'0" x 10'5" maximum (4.57m x 3.18m maximum)

With a Porcelain tile floor with underfloor heating, staircase to First Floor, mains smoke detector, understairs cupboard, 2 ceiling lights, 4 power points and doors to Separate WC, Office, Kitchen/Dining Room and:-

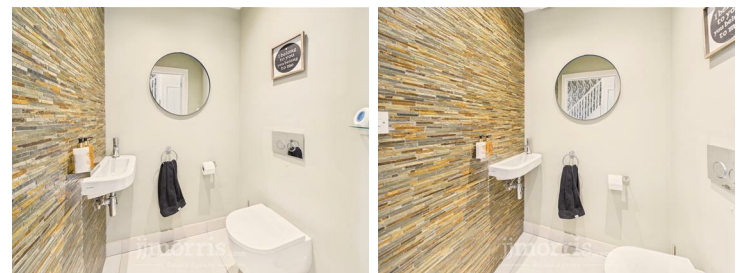
## Walk in Cloak/Boot Room



11'5" x 3'8" (3.48m x 1.12m)

With uPVC double glazed window with blinds, fitted wall shelves, 3 ceiling spotlight and 2 power points.

## Cloakroom



4'5" x 4'4" (1.35m x 1.32m)

With a Porcelain tile floor with underfloor heating, 2 downlighters, suite of Wash Hand Basin and WC, fully tiled walls, glass corner shelf, extractor fan, towel ring and a toilet roll holder.

## Office



12'8" x 9'3" (3.86m x 2.82m )

With an Oak LVT floor with underfloor heating, uPVC double glazed window with wooden blinds, fitted corner desk and bookshelves along one wall, central heating thermostat control, 6 power points, 6 downlighters and a wall light on dimmer.

## Kitchen/Dining Room



20'0" x 20'0" (6.10m x 6.10m )

(approximate measurement only) With a Porcelain tile floor with underfloor heating, a range of fitted floor and wall cupboards (walnut painted) with Granite worktops, inset one and a half bowl stainless steel sink unit with mixer tap and a constant hot water tap, concealed worktop lighting, 24 downlighters, range of uPVC double glazed windows overlooking rear garden and 2 sets of uPVC double glazed French doors to a raised semi circular Paved Patio, Gaggenau built in Microwave/Grill, Gaggenau built in Single Oven and a Gaggenau built in Steam Oven with 2 Warming Drawers, 6 ring Induction Hob, stainless steel splashback, stainless steel Cooker Hood (externally vented), electric cooker box, 14 power points, TV point, appliance points, glazed double doors to Sitting Room and a pedestrian door opening to:-

## Utility Room



7'6" x 6'2" (2.29m x 1.88m)

With a Porcelain tile floor with underfloor heating, uPVC double glazed door to exterior, plumbing for washing machine, range of floor and wall cupboards with Granite worktops, stainless steel bowl with mixer tap, appliance points, 4 power points and a 3 ceiling spotlight.

## Sitting Room



20'11" x 11'8" maximum (6.38m x 3.56m maximum )

With fitted carpet with underfloor heating, uPVC double glazed French door to rear Paved Patio, 2 ceiling lights, TV point, 14 power points, wall mounted Pebble effect Gas Fire, wiring for Satellite TV, central heating thermostat control, coved ceiling and an alcove with shelves.

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

## Half Landing

3'3" x 3'3" (0.99m x 0.99m )

With fitted carpet and a short flight of stairs to the:-

## First Floor

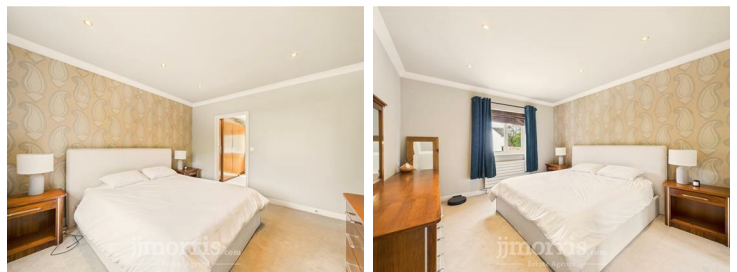
### Landing



14'4" x 13'0" (4.37m x 3.96m )

('U' shaped maximum) With staircase to Second Floor, ceiling light and 3 downlighters over stairwell, fitted carpet, mains smoke detector, coved ceiling and doors to Bedrooms 3, 4 and:-

## Bedroom 2

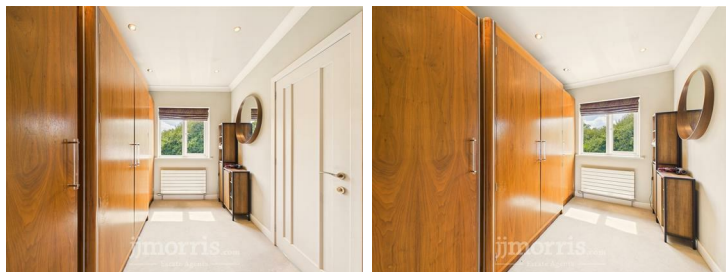


13'3" x 11'10" (4.04m x 3.61m )

With fitted carpet, uPVC double glazed window, double panelled designer radiator, 6 downlighters, TV point, 7 power points and door to:-



## Dressing Room



10'8" x 5'8" (3.25m x 1.73m)

With a fitted range of Wardrobes along one wall, fitted carpet, single panelled designer radiator, uPVC double glazed window, 6 downlighters, 4 power points, coved ceiling and door to:-

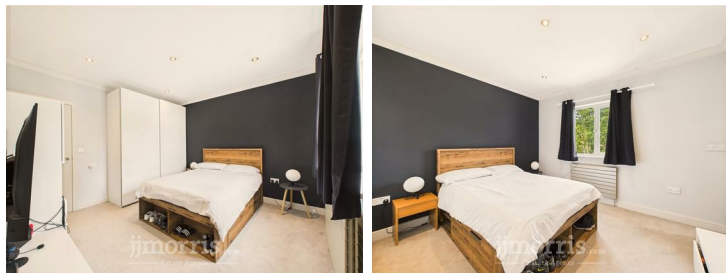
## En Suite Shower Room



9'9" x 3'10" (2.97m x 1.17m)

With a ceramic tile floor, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a thermostatic shower, fully tiled walls, illuminated wall mirror, glass corner shelf, toilet roll holder, chrome heated towel rail/radiator and 3 downlighters.

## Bedroom 3



11'11" x 11'6" (3.63m x 3.51m)

With fitted carpet, double panelled designer radiator, uPVC double glazed window, coved ceiling, 5 downlighters, 10 power points with USB points, TV point and door to:-

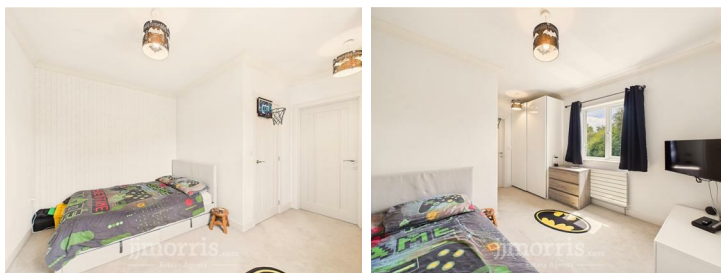
## En Suite Shower Room



9'10" x 6'11" (3.00m x 2.11m)

With a Porcelain tile floor, fully tiled walls, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with thermostatic shower and body jets, 4 downlighters, illuminated wall mirror, slate tile splashback, toilet roll holder and a chrome heated towel rail/radiator.

## Bedroom 4



13'7" x 11'11" (4.14m x 3.63m)

With fitted carpet, uPVC double glazed window, double panelled designer radiator, coved ceiling, ceiling light, fitted wardrobes, 8 power points and door to:-

## En Suite Shower Room



7'8" x 5'9" (2.34m x 1.75m)

With fully tiled walls, white suite of WC, Wash Hand Basin and a glazed and tiled Pentagon Shower with a thermostatic shower, 4 downlighters, uPVC double glazed window with wooden blinds, toilet roll holder, soap dish, chrome heated towel rail/radiator, illuminated wall mirror and a Porcelain tiled floor.

A staircase from the First Floor Landing gives access to the:-

## Second Floor

### Landing

5'5" x 3'3" (1.65m x 0.99m)

With fitted carpet, access to undereaves storage space and doors to Bathroom and:-

## Bedroom 1



18'10" x 15'7" (5.74m x 4.75m )  
('L' shaped maximum) With fitted carpet, Velux window with blind, 5 downlighters, fitted wardrobes, chest of drawers and dressing table with wall mirror and shelves, double panelled designer radiator and door to undereaves storage space.

## Bathroom



12'0" x 8'6" (3.66m x 2.59m )  
(plus shower recess 5'0" x 2'10") With a Porcelain tile floor, double panelled radiator, Velux window with blind, white suite of tiled panelled Bath, Wash Hand in a vanity surround, WC and a glazed and tiled Shower Cubicle with a thermostatic shower, fully tiled walls, heated towel rail/radiator, toilet roll holder, built in television with 2 ceiling speakers, illuminated mirror fronted bathroom cabinet, 4 downlighters and a panelled opening to a:-

## Boiler Cupboard

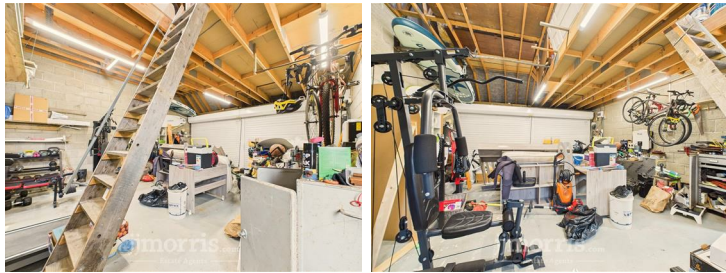
With a Worcester wall mounted Gas Boiler (heating domestic hot water and firing central heating) and a pressurised hot water cylinder.

## Externally



Directly to the fore of the Property is a block pavior hardstanding which allows for Off Road Vehicle Parking and gives access to a:-

## Double Garage



23'6" x 18'6" (7.16m x 5.64m )  
Of cavity concrete block construction with rendered and coloured elevations under a pitched composition slate roof. It has 2 electrically operated metal roller doors, 4 LED strip lights, 10 power points, wall shelves, an electricity consumer unit, Solar Panel Inverter and 2 Batteries and door to:-

## Separate WC

With ceramic tile floor and a suite of Wash Hand Basin and WC.

Directly to the rear of the Property is a raised semi circular paved patio with solar ground lights and to the side of the Property is a further raised Paved Patio area with solar ground lights. There is a good sized 'L' shaped Lawned Garden with Flowering Shrubs which is bounded by High Trees and a Conifer Hedge. Beyond the Garden and accessed via a Pedestrian door is an area of Wood and Scrub Land.

There are also 8 Outside Electric Lights (2 sensor lights), 2 Outside Water Taps and an Outside Power Point.

In addition, there are 20 Solar Photovoltaic Panels on the south facing roof of the Main House and the Garage as well as 2 Solar Water Panels on the south facing roof of the Main House.

A copy of the Land Registry Title Plan is attached with the boundaries of 9 Maes yr Afon edged in red. This Plan is strictly for Identification Purposes Only.

## Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazed Windows and Doors throughout. Cavity Wall, Floor and Roof Insulation. Telephone, subject to to British Telecom Regulations. Broadband Connection. Wiring for Satellite TV. 2 Solar Water Panels, 20 Solar Photovoltaic (Electric) Panels and 11.6KW battery storage.

## Tenure

Freehold with Vacant Possession upon Completion.

## Remarks

9 Maes yr Afon is an attractive Detached modern 3 storey Private Residence which stands in a private location at the end of a cul-de-sac and being ideally suited for Family or early Retirement purposes. The Property is in excellent

decorative order benefitting from Gas Central Heating, uPVC Double Glazed Windows and Doors and both Cavity Wall, Floor and Roof Insulation. The Property has 4 Bedrooms with En Suite Bath/Shower Room accommodation together with a fitted Kitchen/Dining Room overlooking the rear garden, a good sized Sitting Room, Sep WC, Cloak/Boot Room, Utility Room and an Office. In addition, it has a spacious Double Garage with Storage Loft as well additional Off Road Vehicle Parking space at the fore. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

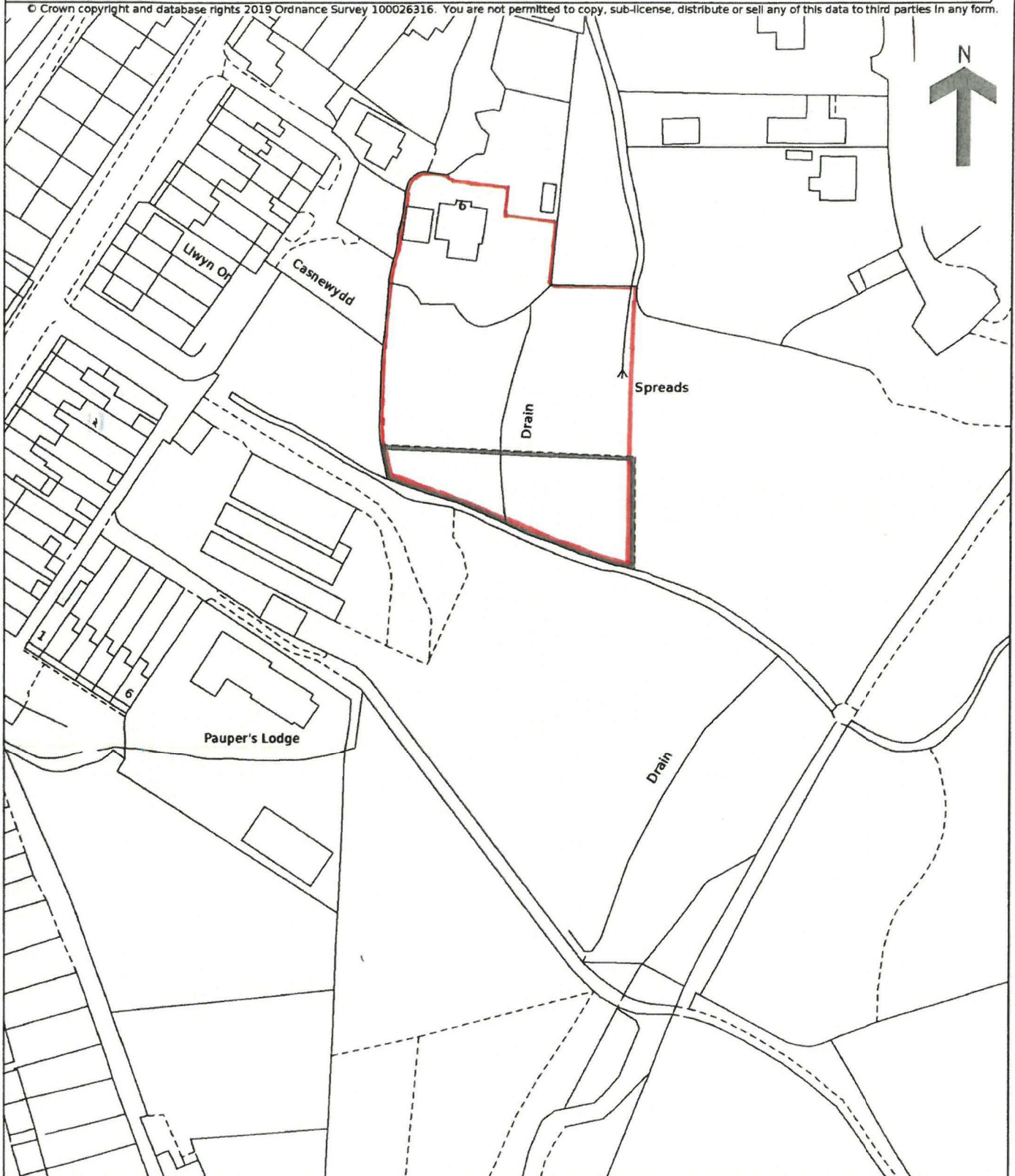


HM Land Registry  
Official copy of  
title plan

Title number **CYM754099**  
Ordnance Survey map reference **SM9437NW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Pembrokeshire / Sir Benfro**



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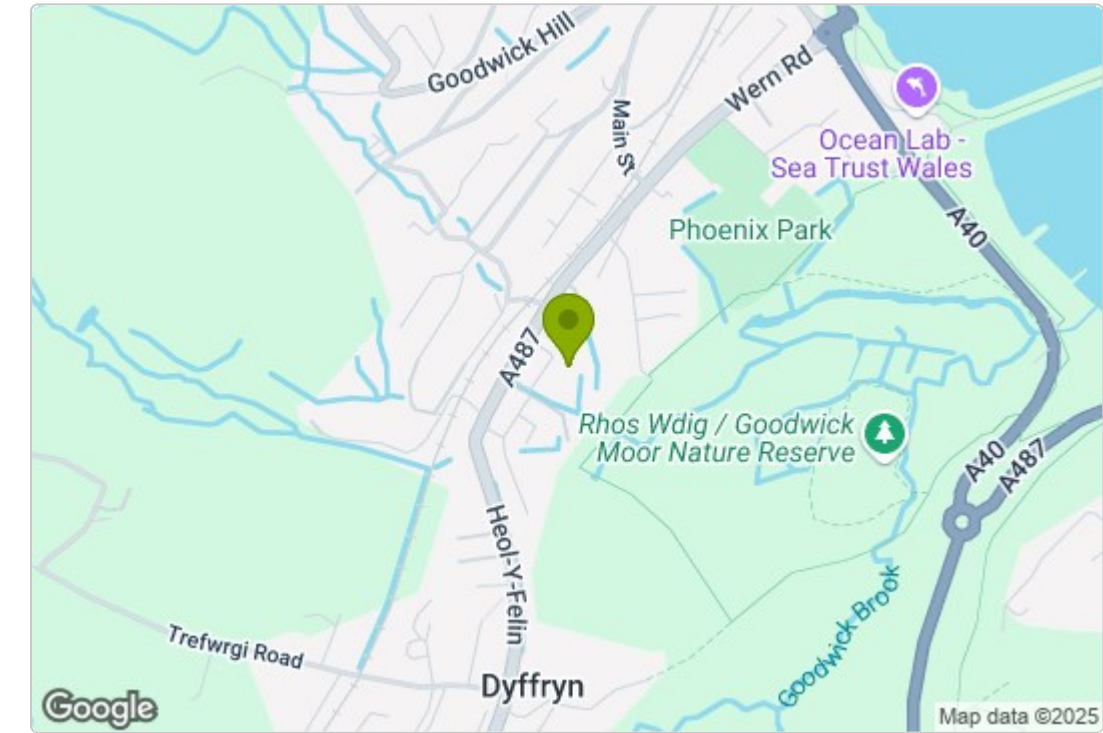


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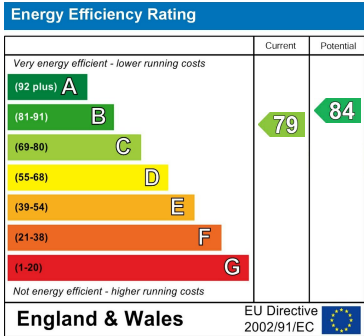
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - F

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