



**29 Heol Penlan, Stop And Call, Goodwick, Pembrokeshire, SA64 0EZ**

**Price Guide £139,950**

- \* An attractive Semi Detached 2 storey (Ex Local Authority) Dwelling House.
- \* Comfortable Sitting/Dining Room, Kitchen/Breakfast Room, 3 Bedrooms and Shower/Wet Room accommodation.
- \* Gas Central Heating, uPVC Double Glazing and an Insulated Loft.
- \* Good sized front and rear Gardens with Lawned areas, Ornamental Stone, Concrete and Paved Patio areas, Flowering Shrubs, Flower Beds, Hydrangeas, a Magnolia Bush etc etc.
- \* Lean-to Garage 20'0" x 7'3" together with Off Road Parking for 2 Vehicles at the fore.
- \* Ideally suited for First Time Buyers, Family, Retirement or for Letting purposes.
- \* Early inspection strongly advised. Realistic Price Guide. EPC Rating D.

## SITUATION

Stop and Call is a popular Residential area which stands in an elevated part of Goodwick which is situated within a half 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 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 Shops Cafes/Takeaways, a Primary School, Chapel, Supermarket, Repair Garages and a Petrol Filling Station/Store.

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 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, Cinema/Theatre, Supermarkets, a Post Office, Library, Repair Garages 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 from Fishguard along the Main A40 Road south to Haverfordwest and west to 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.

## DIRECTIONS

From the offices of Messrs JJ Morris at 21 West Street turn left and proceed in the direction of Goodwick for approximately half a mile. At the first roundabout take the second exit signposted to Goodwick and Fishguard Harbour. Continue on this road for 500 yards or so and at the second roundabout (adjacent to Tesco Express) proceed straight on up to Goodwick. Upon reaching the Rose & Crown Public House, take the turning on the left. Proceed straight on up Goodwick Hill in the direction of Strumble Head for 400 yards or so and follow the road to the right, around the hairpin bend and then to the left. Continue on this road for 250 yards or so and No. 29 Heol Penlan is situated on the right hand side of the road. A 'For Sale' board is erected on site.

## DESCRIPTION

29 Heol Penlan comprises a Semi Detached 2 storey Ex Local Authority (Wimpey No Fines) Dwelling House with rendered and pebble dashed/roughcast elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

### uPVC Double Glazed Entrance Door to:-

#### Hall



5'5" x 3'8" (1.65m x 1.12m)

With fitted carpet, coat hooks, ceiling light, double panelled radiator, staircase to First Floor and door to:-

#### Sitting/Dining Room



19'9" x 11'5" (6.02m x 3.48m)

With fitted carpet, cove and artex ceiling, 2 uPVC double glazed windows with vertical blinds, fireplace housing a coal effect electric fire, Gas fire point, 2 ceiling lights, telephone point, 6 power points and a concertina sliding door to:-

#### Kitchen/Breakfast Room



11'0" x 9'9" (3.35m x 2.97m)

With a laminate tile floor, uPVC double glazed window to rear with roller blind, range of floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, New World freestanding 4 ring Gas Cooker, plumbing for automatic washing machine, part tiled surround, smoke detector (not tested), wall spotlight, ceiling strip light, double panelled radiator and door to:-

## Utility Room

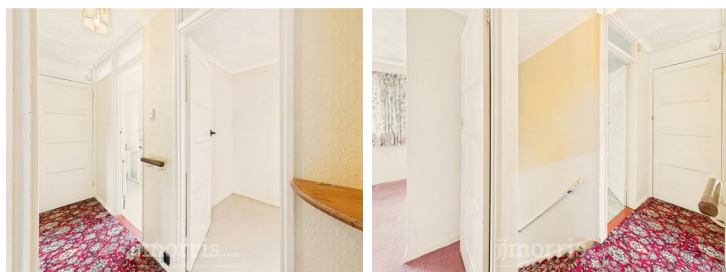


9'7" x 7'1" (2.92m x 2.16m)

With a laminate tile floor, Gas Meter, ceiling light, double panelled radiator, single glazed window to Garage, 3 power points, electricity fuse box, understairs storage cupboard and a double glazed pedestrian door to Lean-to Garage.

## First Floor

### Landing



10'3" x 3'0" (3.12m x 0.91m)

(maximum). With fitted carpet, 2 power points, ceiling light, access to an Insulated Loft, artex ceiling, Carbon Monoxide Alarm and a built in Boiler/Airing Cupboard with shelves housing an Ideal Logic Combi 30 wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

### Bedroom 1 (front)



11'7" x 10'8" (3.53m x 3.25m)

(maximum). With fitted carpet, radiator, uPVC double glazed window with vertical blinds, cove and artex ceiling, ceiling light, 3 power points and a built in Storage Cupboard/Wardrobe.

## Bedroom 2 (rear)



13'9" x 9'2" (4.19m x 2.79m)

("L" shaped maximum). With fitted carpet, uPVC double glazed window with vertical blinds, cove and artex ceiling, ceiling light and 4 power points.

### Bedroom 3 (front)



10'7" x 6'4" (3.23m x 1.93m)

With fitted carpet, uPVC double glazed window, ceiling light, radiator, cove and artex ceiling and 2 power points.

## Wet Room



7'0" x 5'9" (2.13m x 1.75m)

With a non-slip vinyl floor covering, uPVC double glazed window with roller blind, white suite of WC and Wash Hand Basin in a vanity surround, Mira Advance Electric Shower, shower curtain and rail, low level glazed shower doors, ceiling light, extractor fan, fully tiled walls, double panelled radiator and a ceiling light.

## Externally



Directly to the fore of the Property is a good sized Ornamental Stone Garden with Flowering Shrubs together

with a Slate Chip area and Flower Beds with Spring Bulbs. To the rear of the Property is a good sized enclosed Lawned Garden with Concrete and Paved Patio areas, Flowering Shrubs, Hydrangeas, a Magnolia Bush, Roses and Flower Beds. There is also a:-

### Garden Shed

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

A concreted drive leads into the Property and allows for Off Road Parking for 2 Vehicles and gives access to a:-

### Lean-to Garage



20'0" x 7'4" (6.10m x 2.24m)

Of concrete block construction with a Lean-to roof. It has uPVC double doors at the front, a strip light, 2 power points, single glazed window and a half glazed pedestrian door leading to the rear Garden.

Outside Water Tap and Outside Electric Light.

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. Gas Central Heating. Loft Insulation. Telephone, subject to British Telecom Regulations.

### TENURE

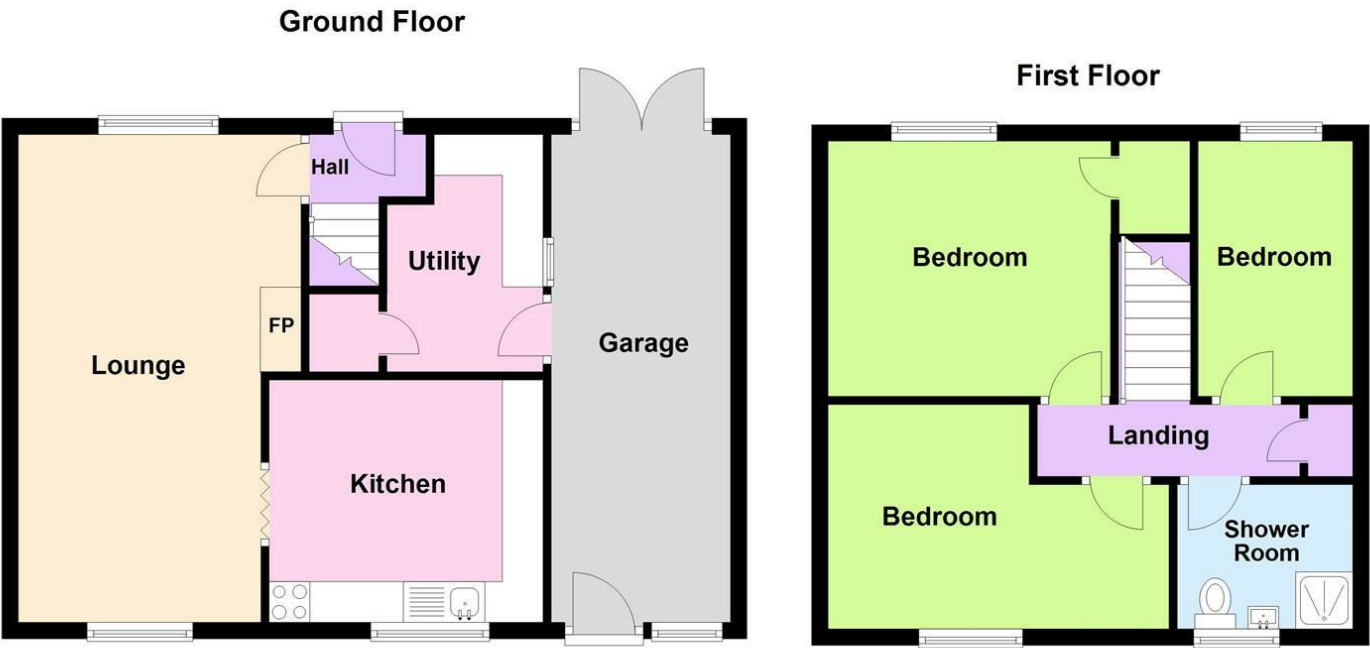
Freehold with Vacant Possession upon Completion.

### REMARKS

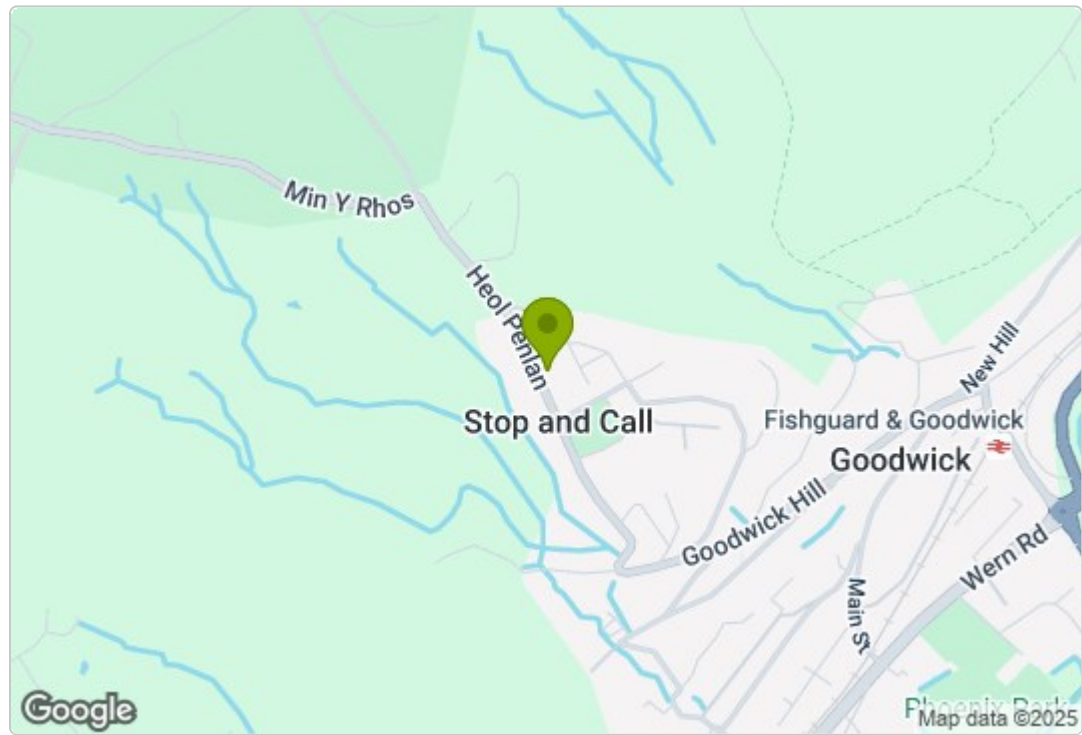
29 Heol Penlan is a comfortable Semi Detached 2 storey (Ex Local Authority) Dwelling House which stands on the edge of Stop and Call and within a half a mile or so of the centre of Goodwick and the Shops at Main Street. The Property is in good decorative order benefiting from uPVC Double Glazing, Gas Central Heating and an Insulated Loft. In addition, it has Off Road Parking for 2 Vehicles together with a Lean-to Garage (20'0" x 7'4" approx). It has sizeable, easily maintained front and rear Gardens with Lawned areas, Concrete and Paved Patio areas, Ornamental Stone and Slate Chip areas, Flowering Shrubs and Flower Beds. It is ideally suited for First Time Buyers, a Family, Retirement or for Investment purposes and is offered "For Sale" with a realistic Price Guide. Early inspection is strongly advised.



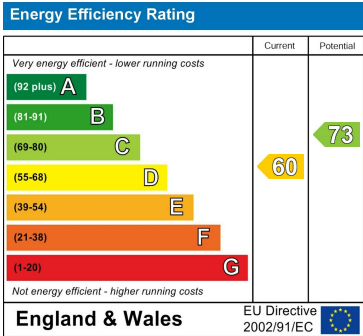
Floor Plan



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.

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