



Pencwm Cottage, Pantyrychen, Goodwick, Pembrokeshire, SA64 0DN

Price Guide £225,000

- *An attractive Detached Character Cottage residence which stands in an elevated part of Goodwick from where superb Coastal Sea Views can be enjoyed over Fishguard Bay and Rural Views to Dinas Mountain.
- *Comfortable, 2 Reception, Kitchen/Breakfast, Study/Inner Hall, Shower Room and Bedroom accommodation on the Ground Floor and a First Floor Loft Room with reduced headroom, which is currently used by the vendor as a Second Bedroom.
- *Oil Central Heating, uPVC Double Glazing and Roof Insulation.
- *Delightful Gardens and Grounds including Flowering Shrubs, small Rockery with Flowering Shrubs, Climbing Roses, Fuschias etc and a long, but narrow elevated Garden with Flowering Shrubs and a Fir Tree.
- *Workshop/Garden Shed 12'0" x 8'0" and a Timber Decked Patio affording superb Coastal Sea and Rural views.
- *Ideally suited for a Couple, small Family, early Retirement or for Investment 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.

Goodwick has the benefit of a few Shops, a Primary School, a former Church, a Chapel, Public Houses, Hotels, 2 Fish & Chip Shop Cafes/Take-Away's, a Petrol Filling Station/Store and a Supermarket.

Fishguard Harbour being close by, provides a Ferry Terminal for Southern Ireland and in addition, there is a Railway Station.

The well known Market 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 which briefly includes Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Post Office, Library, Supermarkets, a Petrol Filling Station/Store, Repair Garages and a Leisure Centre.

The Pembrokeshire Coastline 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 Pwllcrochan, Aberbach, Abermawr, Abercastle, Porthgain, Cwm-yr-Eglwys, Pwllgwaelod and Newport Sands.

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 of amenities and facilities briefly including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, Supermarkets, Petrol Filling Stations, Repair Garages, a Further Education College, Library, a Post Office, The County Council Offices and The County Hospital at Withybush.

There are good road links from Fishguard along the Main A40 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.

Pant-yr-Uchen is an elevated part of Goodwick which has a cluster of Dwellings from where delightful Coastal Sea and Rural views can be enjoyed.

Directions

From the office of Messrs JJ 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 500 yards or so and upon reaching the roundabout adjacent to Tesco Express,

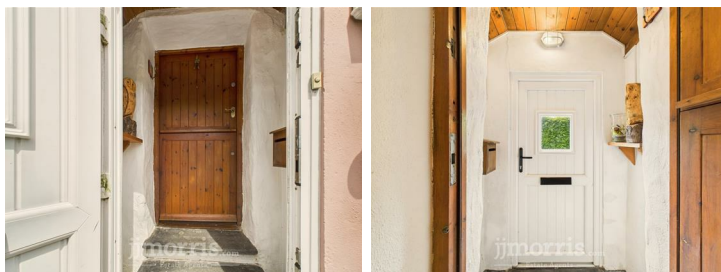
take the second exit (straight on) and proceed up the hill to Goodwick. Upon reaching the Rose and Crown Public House, turn left and proceed straight on up Goodwick Hill for 150 yards or so and take the first sharp right hand turn into Clement Road. Proceed up the hill for 70 yards or so and bear left and proceed straight on up the hill and around the hairpin bend and up to Pantyrychen. Pencwm Cottage is the first Property on the left. A 'For Sale' board is erected on site.

Description

Pencwm Cottage comprises a Detached (predominantly single storied) Dwelling of solid stone and cavity concrete block construction with part stone faced elevations and part rendered and coloured elevations under pitched composition slate and flat rubberoid roofs. Accommodation is as follows:-

uPVC Double Glazed Stable Door to:-

Storm Porch



With shelving, pine tongue and groove clad ceiling, wall lights, slate steps and a pine Stable Door to:-

Sitting/Dining Room



23'0" x 13'4" (7.01m x 4.06m)

With American white solid Oak floor, brick fireplace housing a Coalbrookdale Derby multifuel stove, double panelled radiator, Open Beam and a Vaulted ceiling, Velux double glazed skylight window, 2 uPVC double glazed windows, TV point, telephone point, ceiling light, 7 ceiling spotlights, 8 power points and doors to Study/Inner Hall and:-

Kitchen/Breakfast Room



13'5" x 9'0" (4.09m x 2.74m)

With ceramic tile floor, range of floor cupboards with Oak worktops, Belfast sink with mixer tap, 2 ceiling lights, double panelled radiator, cooker box, 11 power points, towel rail, uPVC double glazed window, 4 ring electric cooker, Velux double glazed skylight window, Oak breakfast bar, wall plate rack with LED lighting over, display/storage shelves with LED lighting over, access to a Storage Loft via an aluminium Slingsby type ladder, 4 downlighters and an archway to:-

Utility Room/Rear Porch



7'6" x 5'0" (2.29m x 1.52m)

With ceramic tile floor, 2 double glazed windows, coat hooks, plumbing for automatic washing machine, stainless steel bowl with mixer tap and Oak worktop, hanging rail, 2 power points and a 12 pane double glazed door to rear concreted path,

Study/Inner Hall



13'0" x 7'0" appox (3.96m x 2.13m appox)

With a ceramic tile floor, ceiling light, part pine tongue and groove clad wall, 6 power points, Dimplex storage heater,

uPVC double glazed door to exterior, uPVC double glazed window, Velux double glazed skylight window, staircase to First Floor, door to Bedroom 1 and a 15 pane glazed door to:-

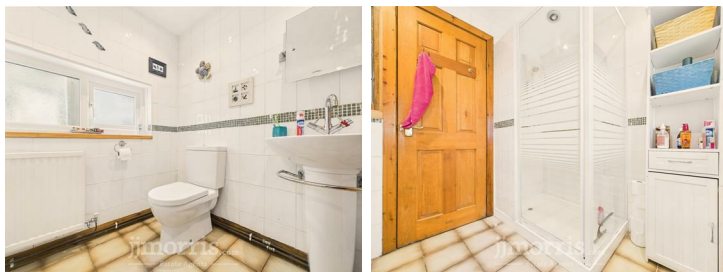
Inner Hall



7'0" x 4'10" (2.13m x 1.47m)

With ceramic tile floor, ceiling light, 2 power points, uPVC double glazed window, understairs Airing/Storage Cupboard with radiator and pine door to:-

Shower Room



7'2" x 6'1" (2.18m x 1.85m)

With ceramic tile floor, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Mira Zest electric shower with a downlighter/extractor fan over, 3 downlighters, double panelled radiator, uPVC double glazed window, towel rail, double panelled radiator, mirror with wall light over, fully tiled walls and a toilet roll holder.

Bedroom 1



16'11" x 6'11" (5.16m x 2.11m)

With fitted carpet, double panelled radiator, uPVC double glazed window, mainly painted pine tongue and groove clad walls, ceiling light, Velux double glazed skylight window and 6 power points.

First Floor

Loft Room



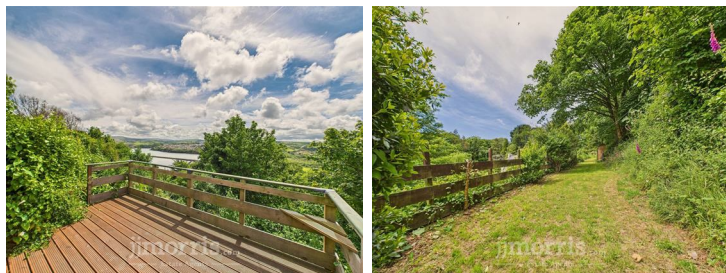
18'6" x 9'10" (5.64m x 3.00m)

With a mainly carpeted floor, uPVC double glazed window, Velux double glazed skylight window, 2 downlighters, clothes closet with hanging rail, Airing Cupboard with a prelegged copper hot water cylinder and immersion heater, TV aerial cable, 6 power points and a storage alcove with a narrow doorway giving access to a:-

Storage Loft

(Over Kitchen/Breakfast Room) Which has reduced headroom and an electric light.

Externally



Directly to the fore of the Property is a small Rockery Area with Flowering Shrubs, Fuschias, Climbing Roses, Acers, Honeysuckle, Clematis etc etc. There is a concrete path surround to 2 sides of the Property and adjacent to the western gable end of the cottage is a set of steps which lead up to a long, but narrow Lawned Garden with Flowering Shrubs, a Fir Tree and a Bay Tree. There is also a Timber Garden Shed 6'0" x 4'0" and a 1,100 Litre Bunded Oil Tank.

3 Outside Electric Lights (2 sensor lights) and 2 Outside Water Taps.

On the opposite side of the Council maintained access road is a hardstanding area which allows for Off Road Parking for at least 2 vehicles. Adjacent is a Timber Workshop/Store Shed 12'0" x 8'0" with electric light and power points. Adjacent to the Store Shed/Workshop is a Timber Decked Patio from where superb Coastal Sea Views can be enjoyed over Fishguard Bay as well as Rural Views to Dinas Mountain and beyond.

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.

Drainage to a Cesspit/Effluent Tank on Land on the opposite side of the Council Road. Oil Central Heating. uPVC Double Glazing (with the exception of the Utility Room Windows). Roof/Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

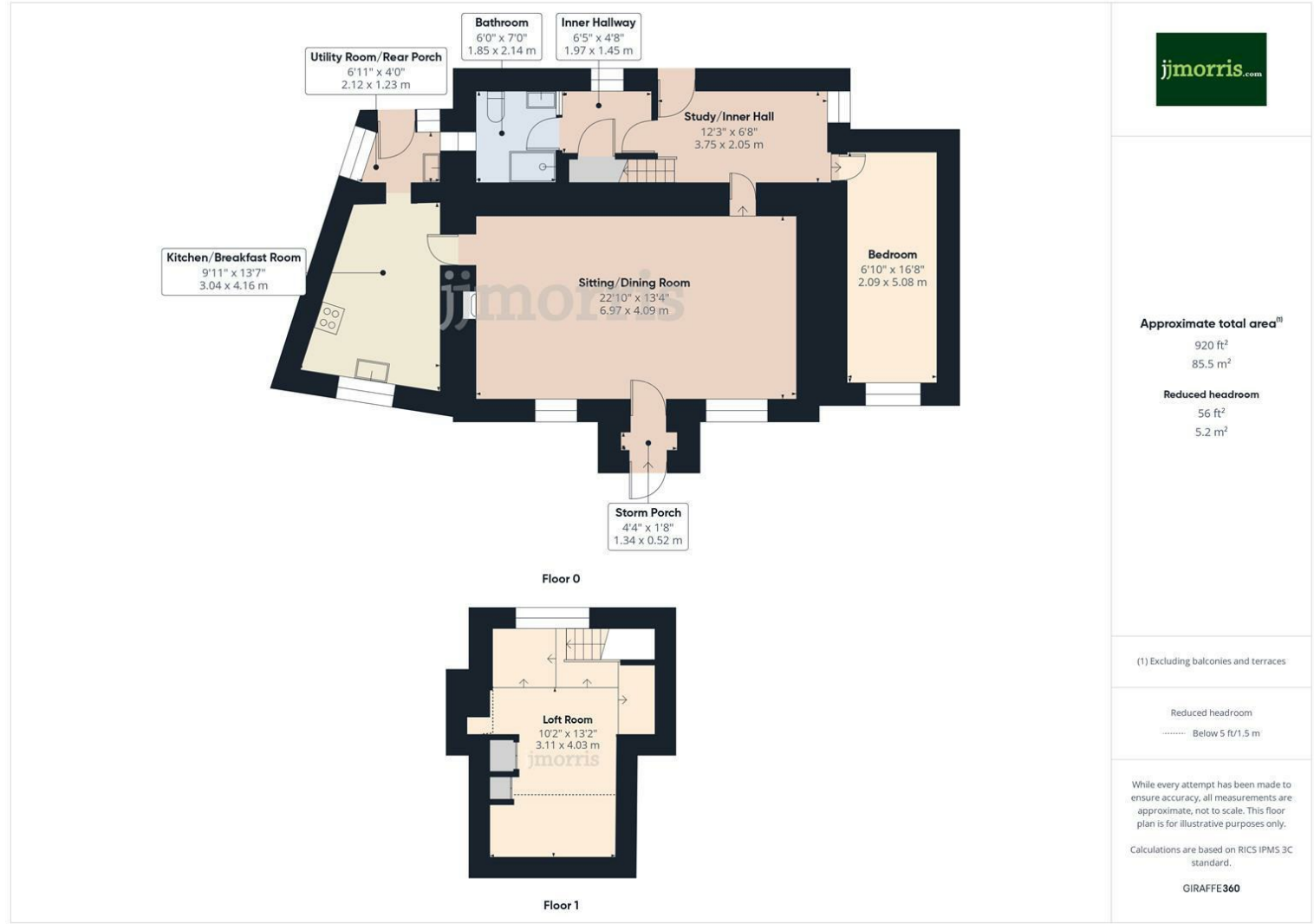
Tenure

Freehold with Vacant Possession upon Completion.

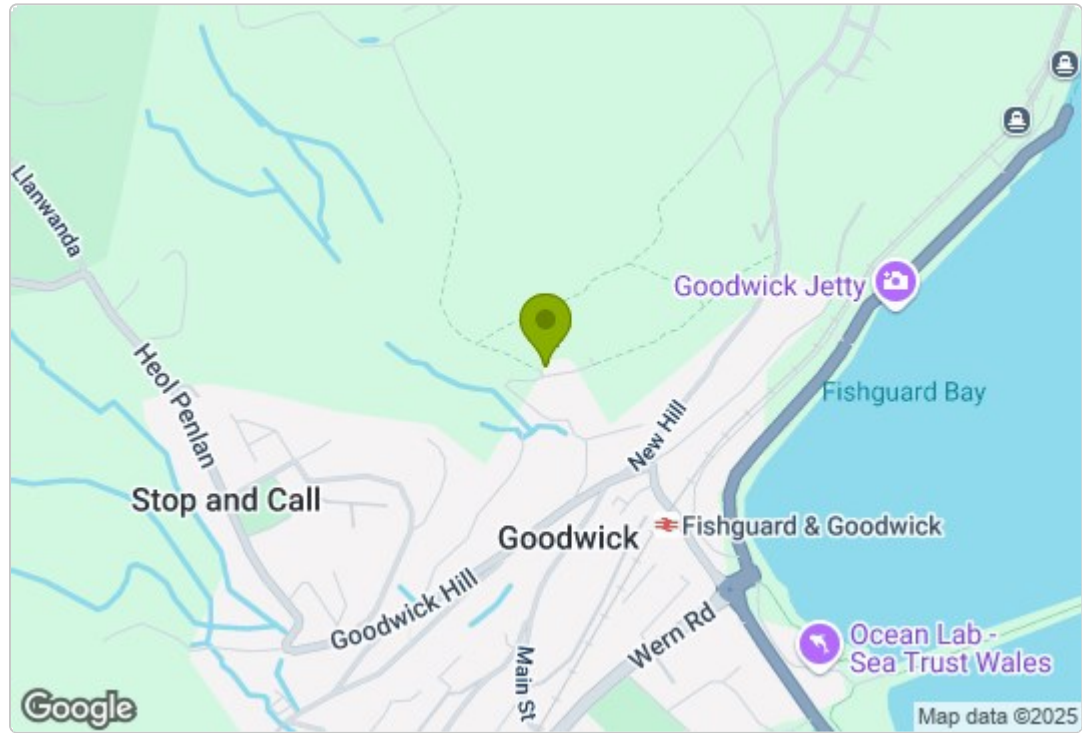
Remarks

Pencwm Cottage is an attractive Detached Character Cottage Residence which stands in a quiet and elevated part of Goodwick known as Pantyrychen from where superb Coastal Sea Views can be enjoyed over Fishguard Bay as well as Rural Views to Dinas Mountain and beyond. The Property has a wealth of Character with many attractive features and is ideally suited for a Couple, early Retirement, a small Family or for Investment purposes. It is in good decorative order throughout benefitting from Oil Central Heating, Double Glazing and Roof/loft Insulation. In addition, it has sizeable Lawned Garden together with a hardstanding on the opposite side of the Council Road which allows for Off Road Parking for 2/3 Vehicles. Adjacent to the Parking area is a Workshop/Garden Shed as well as a Timber Decked Patio from where superb Coastal Sea and Rural Views can be enjoyed. It is offered 'for Sale' with a realistic Price Guide and early inspection is strongly advised.

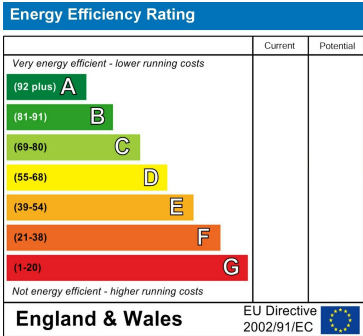
Floor Plan



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.

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