



**12 Harbour Village, Goodwick, Pembrokeshire, SA64 0DX**

**Price Guide £139,950**

- \* An attractive, well maintained Terraced 2 storey Dwelling House.
- \* Comfortable Living Room, Kitchen, Rear Hall, Bathroom and 2 Bedroom accommodation.
  - \* Gas Central Heating, uPVC Double Glazing and Loft Insulation.
- \* Neatly kept Front Lawned Garden with Flowering Shrubs and a raised Flower Bed.
- \* Rear Lawned Garden with Ornamental Stone Patio, Flower Beds and a Garden Shed 8'0" x 6'0".
  - \* Rear Pedestrian Access and On Road Parking directly to fore.
- \* Ideally suited for First Time Buyers, a Couple, Retirement or for Investment purposes.
- \* Early inspection strongly advised. Realistic Price Guide. EPC Rating C.



## Situation

Harbour Village is a popular elevated Residential area of Goodwick which stands on the headland overlooking the Harbour and Fishguard Bay. 12 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.

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.

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

The twin town of Fishguard is within a mile and a half or so of Harbour Village and 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, Health Centre, 2 Dental Practises, Hotels, Restaurants, Public Houses, Take-Aways, Cafes, Art Galleries, a Cinema/Theatre, Supermarkets a Leisure Centre and a very good Bakery.

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, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy, Pwllgwaelod, Cwm-yr-Eglwys and Newport Sands. Also within very easy reach is the Coastal Path to Strumble Head.

The County and Market Town of Haverfordwest is some 15 miles or so South and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Comprehensive and Primary Schools Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaway's Art Galleries, a Library, Post Office, Petrol Filling Stations, Supermarkets, a further Education College, 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.

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Goodwick which stands on the headland overlooking the Harbour and Fishguard Bay.

## 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, No 12 Harbour Village is the 5th property on the right hand side of the road in the first Terraced block.. A 'For Sale' board is erected on site.

## Description

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

### Covered Porch (Inverted)

With quarry tile floor and a uPVC double glazed entrance door to:-

### Living Room



13'4" x 10' (4.06m x 3.05m)

With a laminate Beech floor, electricity meter and consumer unit cupboard, portable Honeywell Central Heating thermostat control, uPVC Double Glazed window with roller blind, feature fireplace recess, ceiling light, alcove with shelves, coved ceiling, 8 power points, understairs Cloaks/Storage Cupboard with coat hooks, shelves and electric light and door opening to :-

## Kitchen



8'9" x 7'5" (2.67m x 2.26m)  
(approx). With a laminate Beech floor, ceiling light, range of floor and wall cupboards, Beko built in electric Single Oven/Grill, 4 ring Gas Cooker Hob, coved ceiling, uPVC Double Glazed window, Stainless Steel Bowl and Drainer with mixer tap, 14 power points, concealed worktop lighting, staircase to First Floor and opening to:

## Rear Hall

5'8" x 4'5" (1.73m x 1.35m)  
With a laminate wood floor, uPVC double glazed door to exterior, built-in cupboard with shelves, Utility/Boiler Cupboard with plumbing for automatic washing machine and a Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating) ceiling light and door to:

## Bathroom



9'4" x 5'5" (2.84m x 1.65m)  
With vinyl floor covering, white suite of WC, Wash Hand Basin and a Panelled Bath with a Thermostatic Shower over. Shower curtain and rail, part tiled surround, double panelled radiator, uPVC Double Glazed window, ceiling light, coved ceiling and a wall mirror.

## First Floor

## Landing

3'9" x 3'3" (1.14m x 0.99m)

With fitted carpet, ceiling light, coved ceiling, 1 power point and a double panelled radiator.

## Bedroom 1 (FRONT)



13'6" x 10'6" (4.11m x 3.20m)

With fitted carpet, ceiling light, UPVC double glazed window with venetian blinds, window seat, double panelled radiator, access to an Insulated Loft, 4 power points and an Alcove/Clothes Closet with hanging rail.

## Bedroom 2 (REAR)



10'5" x 8'5" (3.18m x 2.57m )

(L shaped maximum). With fitted carpet, radiator, uPVC Double Glazed window (affording Sea views), ceiling light, coved ceiling, 3 power points and a fitted Bunk Bed.



## Externally



Directly to the fore of the property is a sizeable Lawned Garden with Flowering Shrubs and a raised Flower Bed. To the rear of the Property is a concreted path and steps leading down to a reasonable sized enclosed rear Garden with a Lawned area, Ornamental Stone Patio, Flower Beds and a:-

### Timber Garden Shed

8'0" x 6'0" (2.44m x 1.83m)

Outside Water Tap and an Outside Electric Light.  
Rear Pedestrian Access.

The approximate boundaries of 12 Harbour Village are coloured red on the attached Plan to the Scale of 1/2500.

## Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

## Tenure

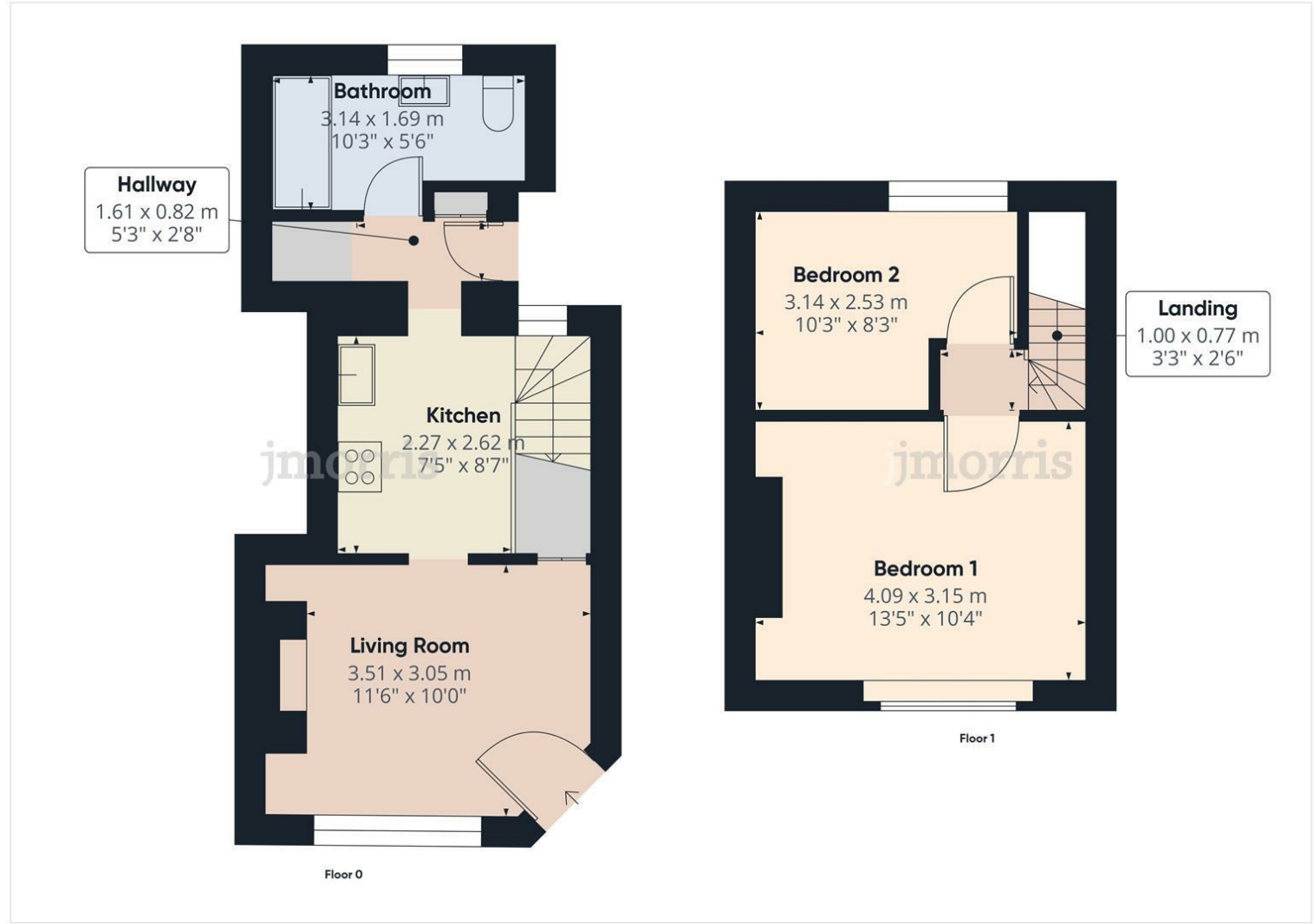
Freehold with Vacant Possession upon Completion.

## Remarks

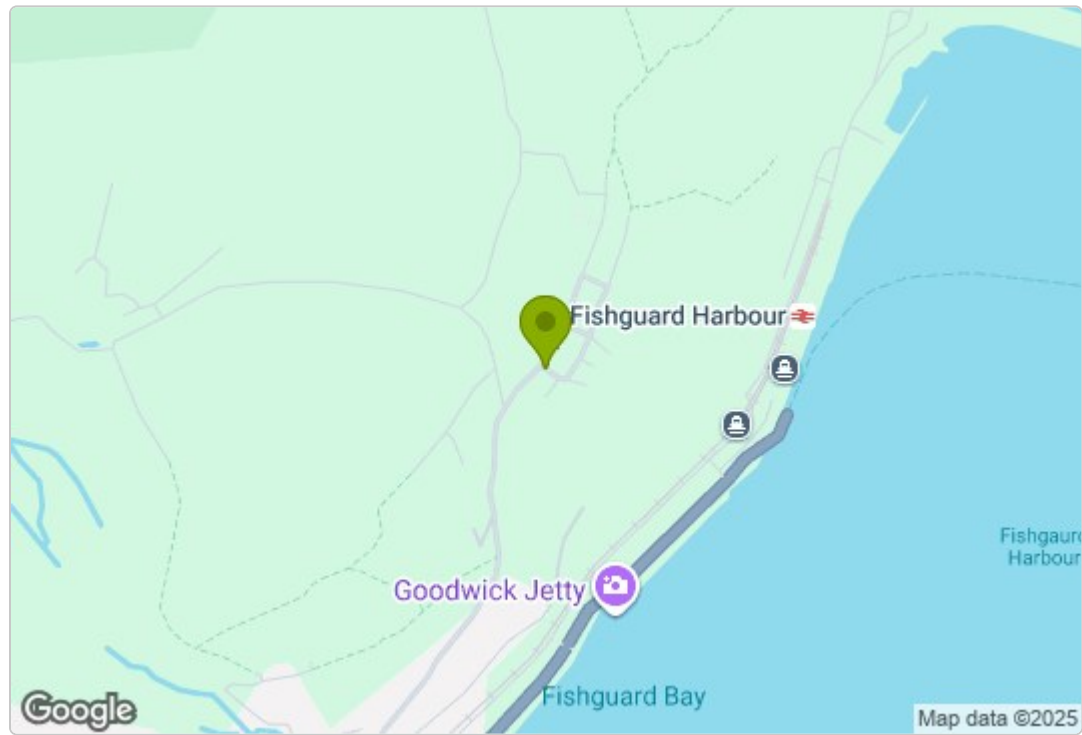
12 Harbour Village is a comfortable Terraced 2 storey Dwelling House which is in good decorative order throughout and being ideally suited for First Time Buyers, a Couple, Investment or for Letting purposes. The Property benefits from Gas Central Heating, uPVC Double Glazing and Loft Insulation and has easily maintained front and rear Lawned Gardens with Ornamental Stone areas, Flowering Shrubs and Flower Beds. It also has a Rear Pedestrian Access. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.



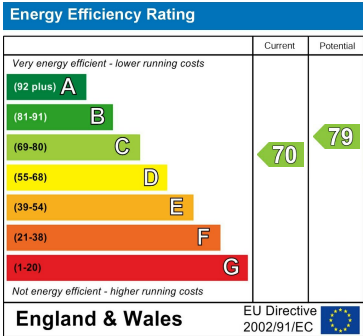
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - 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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