



Pentre House, Main Street, Goodwick, Pembrokeshire, SA64 0BN

Price Guide £170,000

- *A deceptively spacious 4 storey Terraced Dwelling House with Commercial potential (STP).
- *Spacious 2/3 Reception, Kitchen, Utility, 2 Bath/Shower Rooms and 4/5 Bedroom accommodation.
- *Gas Central Heating, mainly uPVC Double Glazed and Loft Insulation.
- *Rear Paved Patio together with a reasonable sized Garden benefitting from a rear Pedestrian Access.
- *Ideally suited for Family or Early Retirement purposes with excellent Commercial potential.
- *Early inspection strongly advised. Realistic Price Guide. EPC Rating E.

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 and within a mile or so of the Twin Town of Fishguard.

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

The beach at The Parrog is within a third 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 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, a Post Office, Library, Repair Garages, Art Galleries, a Cinema/Theatre, Supermarkets, 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 Withybus.

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.

Main Street is a mixed Commercial/Residential area which runs in a south westerly direction from the centre of Goodwick at Glendower Square.

Pentre House is situated within 100 yards or so of the centre of Goodwick at Glendower Square.

Directions

From the office of Messrs JJ Morris at 21 West Street, turn left and continue 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 to Goodwick. Upon reaching The Rose and Crown Public House turn left and proceed on this road for some 70 yards

or so and take the first left into Main Street. Proceed on this road for 100 yards or so and Pentre House is situated on the left hand side of the road. A 'For Sale' Board is erected on site.

Description

Pentre House comprises a Terraced 4 storey Residence of solid stone and brick construction with rendered and coloured front elevation and natural stone and brick faced rear elevations under a pitched slate roof. Accommodation is as follows:-

Storm Porch

5'4" x 4'0" maximum (1.63m x 1.22m maximum)

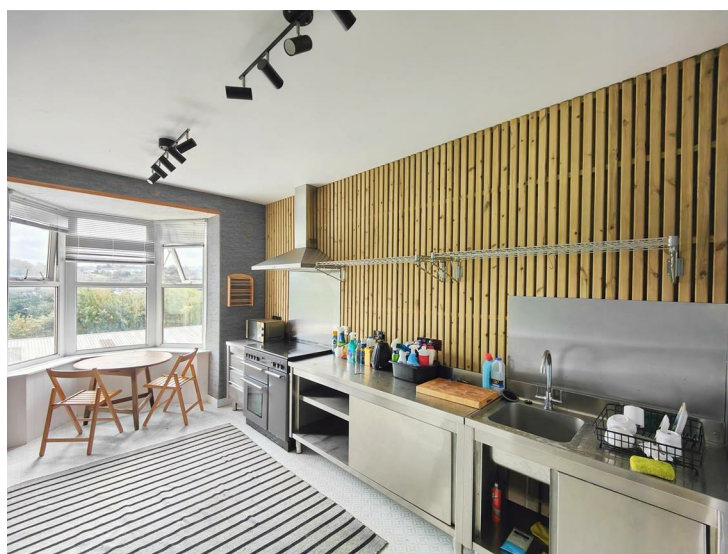
With quarry tile floor and a uPVC door to:-

Sitting Room (formerly a Shop)

26'4" x 15'6" (8.03m x 4.72m)

(maximum measurement) With fitted carpet, large display window to fore, coat hooks, 3 ceiling lights, Airmaster wall mounted convector heater, 2 single panelled radiators, uPVC double glazed window to rear, 8 power points, opening to Understairs Cupboard with electricity consumer unit, 15 pane glazed door to Side Entrance Hall and door opening to:-

Kitchen/Breakfast Room



17'6" x 10'1" (5.33m x 3.07m)

With single drainer stainless steel sink unit with mixer tap, stainless steel floor cupboards, 2 no 5 ceiling spotlights, vinyl floor covering, uPVC double glazed window with Venetian blinds affording views towards The Parrog, appliance points, Rangemaster Toledo freestanding electric range with 5 ring Ceramic Hob, Oven and Grill, stainless steel splashback, stainless steel Cooker Hood (externally vented), cooker box, 9 power points, radiator and mains smoke detector.

A 15 pane glazed door from the Sitting Room gives access to an:-

Inner Hall

With fitted carpet, with stairs to First Floor and stairs leading down to a:-

Half Landing

With stairs leading up to the uPVC Side Entrance Door with access onto Main Street and stairs leading down to the:-

Lower Ground Floor

Inner Hall

4'9" x 4'2" (1.45m x 1.27m)

With doors to Living/Dining Room and:-

Store Room/Cellar

12'0" x 10'0" approx (3.66m x 3.05m approx)

Living Room



19'0" x 17'3" (5.79m x 5.26m)

With quarry tile floor, uPVC double glazed French doors to Rear Paved Patio, mains smoke detector, 2 double panelled radiators, 2 no 3 ceiling spotlights, 2 wall lights, 10 power points, alcove with shelves, understairs cupboard with shelves and doors to Utility Room and:-

Store Room

10'0" x 5'8" (3.05m x 1.73m)

With quarry tile floor, wall shelves, ceiling light and 2 power points.

Utility Room

15'5" x 11'3" (4.70m x 3.43m)

With quarry tile floor, uPVC double glazed window to rear, uPVC double glazed stable door to Rear Paved Patio, Honeywell central heating timeswitch, mains smoke detector, strip light, gas cooker point, Airing Cupboard with shelves, central heating pump and a lagged copper hot water cylinder and immersion heater, Ideal wall mounted Gas Boiler (heating domestic hot water and firing central heating), radiator, 11 power points, plumbing for automatic washing machine and a carbon monoxide alarm.

A stair from the Inner Hall on the Ground Floor gives access to a:-

Half Landing

With fitted carpet, dado rail, staircase to First Floor Main Landing and staircase to:-

First Floor

Rear Landing

With fitted carpet, ceiling light, dado rail and a mains smoke detector.

Shower Room



7'0" x 6'0" (2.13m x 1.83m)

With vinyl floor covering, white suite of WC, Wash Hand Basin and a Quadrant Glazed Shower Cubicle with Aquaboard Walls and a Redring Expressions Electric Shower, towel rail, toilet roll holder, uPVC double glazed window, tile splashback, access to loft, ceiling light and radiator.

Bathroom

10'3" x 8'11" (3.12m x 2.72m)

With vinyl floor covering, white suite of panelled Bath, Wash Hand Basin and WC, tile splashback, shaver light/point, wall mirror, radiator, ceiling light/heater and a uPVC double glazed window affording distant Sea views to The Parrog.

First Floor

Main Landing

10'5" x 6'9" maximum (3.18m x 2.06m maximum)

With fitted carpet, staircase to Second Floor, mains smoke detector, dado rail, ceiling light, 1 power point and doors to Bedrooms and:-

Box Room

4'7" x 3'3" (1.40m x 0.99m)

With fitted carpet, shelves, coin meter, fuse box, wall light and 2 power points.

Bedroom 1 (Front)

13'0" x 11'8" plus bay 7'0" x 3'9" maximum (3.96m x 3.56m plus bay 2.13m x 1.14m maximum)

With fitted carpet, ceiling light, uPVC double glazed bay window, radiator, pull switch, telephone point and power points.

Bedroom 2 (Rear)

11'9" x 11'8" (3.58m x 3.56m)

With fitted carpet, picture rail, uPVC double glazed window, ceiling light, radiator and power points.

Bedroom 3/Study



8'7" x 6'11" (2.62m x 2.11m)

With pine floorboards, uPVC double glazed window, ceiling light, picture rail, radiator and an Air Master wall mounted convector heater.

A staircase from the Main Landing gives access to a:-

Half Landing

With stairs to:-

Second Floor

Landing

12'2" x 7'4" maximum (3.71m x 2.24m maximum)

With pine floorboards, access to an Insulated Loft, 2 wall lights, ceiling light, mains smoke detector, telephone point and 2 power points,

Bedroom 4 (Rear)

12'9" x 12'1" (3.89m x 3.68m)

With pine floorboards, single glazed skylight, ceiling light and 8 power points.

Bedroom 5 (Front)

12'0" x 11'5" (3.66m x 3.48m)

With pine floorboards, skylight, cast iron feature fireplace, ceiling light and 6 power points.

Kitchenette



8'8" x 7'2" (2.64m x 2.18m)

With pine floorboards, single drainer stainless steel sink unit with hot and cold, floor cupboards, single glazed skylight, cooker box, 11 power points, Corvette 2000 wall mounted electric water heater, strip light, Dimplex wall mounted fan heater, tile splashback and a single glazed skylight.

Directly to the rear of the Property is a Paved Patio with steps leading down to concreted patio area and beyond is a reasonable sized enclosed garden with a pedestrian gate leading on to a rear Service Lane.

2 Outside Lights (1 sensor light) and an Outside Water Tap.

The approximate boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500.

Services

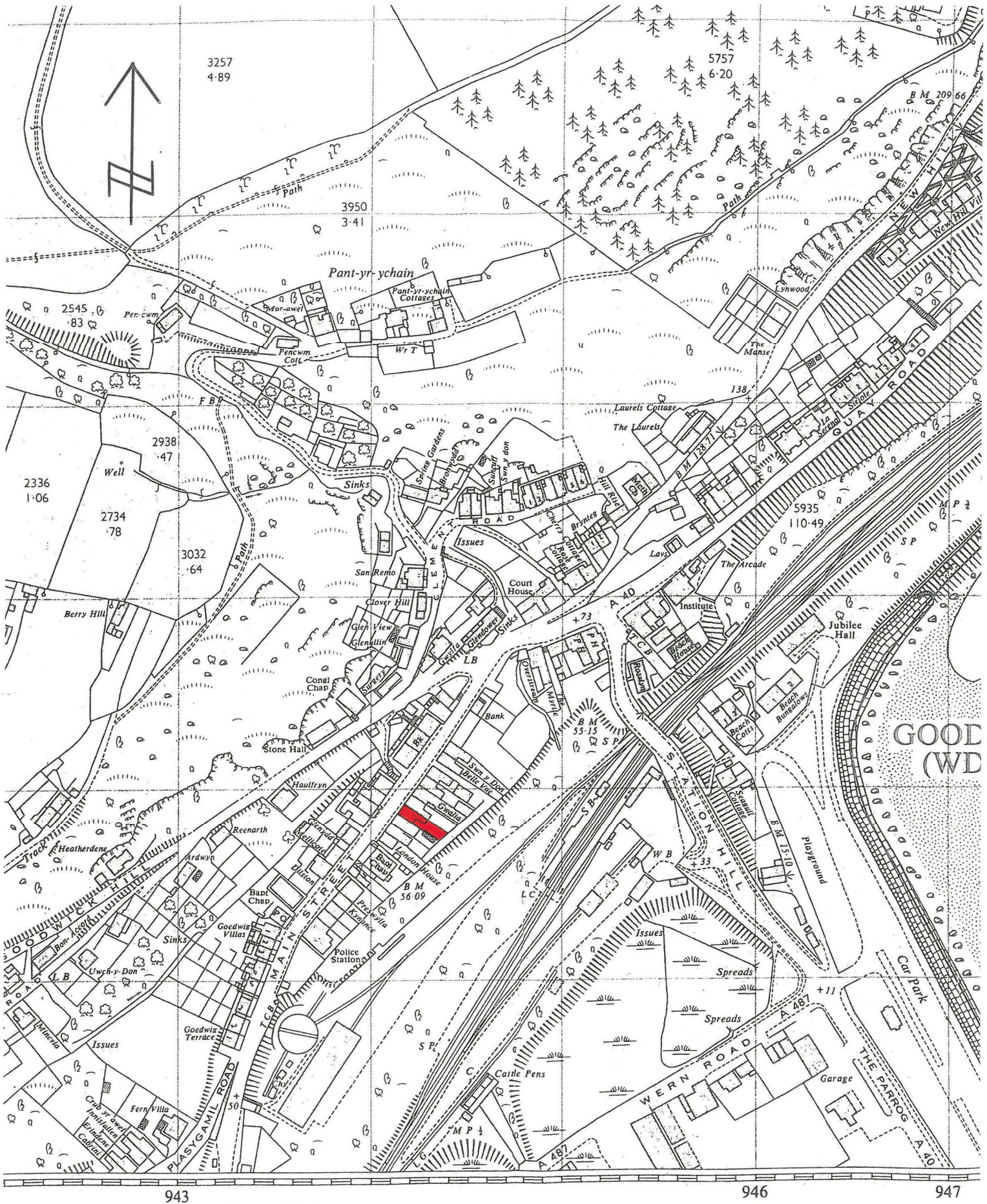
Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating to Ground and First Floor Accommodation. Mainly uPVC Double Glazed. Telephone subject to British Telecom Regulations.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Pentre House is a deceptively spacious, 4 storey Residence which is ideally suited as a Family or Early Retirement home with excellent Commercial potential. The Ground Floor of the Property has previously been utilised as a Shop premises although is it equally well suited as an Office or for other Commercial purposes (subject to any necessary consents). In addition, it has spacious 2/3 Reception, 4/5 Bedroom, Kitchen, Utility Room, Bathroom and Shower Room accommodation benefitting from Gas Central Heating and being in the main uPVC Double Glazed. It has a rear Paved Patio as well as a Concrete Patio and a reasonable sized rear Garden benefitting from a rear pedestrian access. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



**Pentre House,
Main Street, Goodwick, Pembrokeshire**

Plan Not to Scale.

Plan for Identification Purposes Only

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vey, Chessington, Surrey, 1965.

2000

Floor Plan



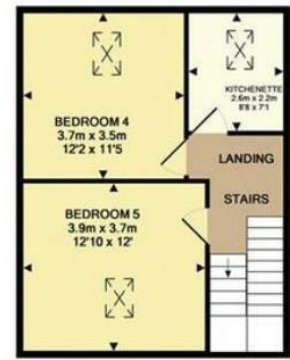
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 52.7 SQ.M.
(567 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 55.2 SQ.M.
(594 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 54.9 SQ.M.
(591 SQ.FT.)

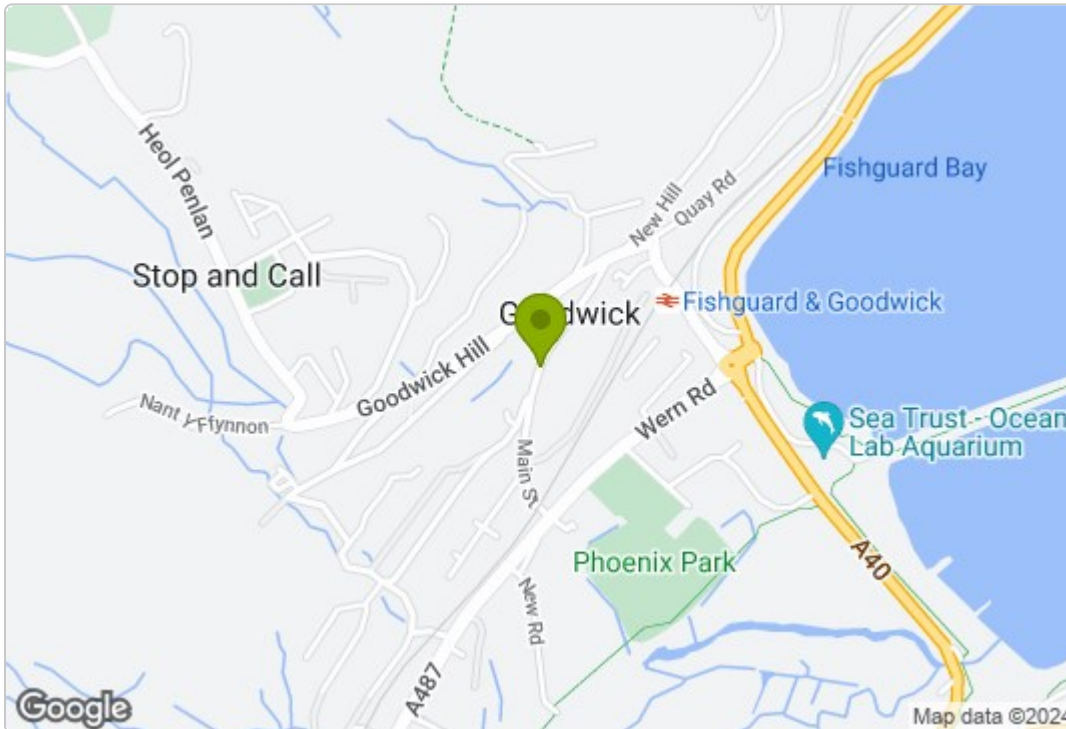


2ND FLOOR
APPROX. FLOOR
AREA 40.2 SQ.M.
(432 SQ.FT.)

TOTAL APPROX. FLOOR AREA 202.9 SQ.M. (2185 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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