



## The Forge, St. Nicholas, Goodwick, Pembrokeshire, SA64 0LG

**Price Guide £345,000**

- \* An attractive, Detached 2 storey character Cottage Residence.
- \* Recently renovated, modernised and refurbished to a high standard of workmanship.
- \* Comfortable 1/2 Reception, Kitchen, Utility, Bathroom and 2/3 Bedroom accommodation.
  - \* L.P. Gas Central Heating, uPVC Double Glazing and Roof/Loft Insulation.
- \* Adjoining Garage/Workshop (formerly The Forge) 26'6" x 18'0" with Conversion Potential (subject to Planning).
  - \* Ample Off Road Vehicle Parking Space to fore and rear.
- \* Good sized Lawned Gardens to front and rear of the Property with Evergreen Bushes, Flowering Shrubs and Roses.
  - \* Ideally suited for a Couple, Small Family, Retirement or for Letting purposes.
  - \* Early inspection strongly advised. Realistic Price Guide.



## SITUATION

St Nicholas is a popular village which stands on the North Pembrokeshire Coastline some 5 miles or so North West of the Market Town of Fishguard.

St Nicholas benefits from a Church and a Community/Village Hall.

Within a short drive and within 5 miles or so is the Market Town of Fishguard which 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, Take-Aways, Art Galleries, a Post Office, Library, a Petrol Filling Station/Store, Repair Garages, a Cinema/Theatre, Leisure Centre and a Supermarket.

The twin town of Goodwick is within 4 miles or so of the property and Fishguard Harbour, being close by, provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The County and Market Town of Haverfordwest is some 15 miles or so south east and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybush.

There are good road links from Letterston along the Main A40 Road 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.

The Pembrokeshire Coastline at Aberbach and Abermawr is within a mile or so by foot and also within easy reach are the other well known sandy beaches and coves at The Parrog, Pwllcrochan, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy, Whitesands Bay, Pwllgwaelod, Cwm-yr-Eglwys and Newport Sands.

## DIRECTIONS

From Fishguard, take the Main A487 Road south west in the direction of St Davids for 3.5 miles and take the turning on the right at the crossroads, signposted to St Nicholas. Continue on this road for a mile or so and in the village of St Nicholas, The Forge is situated on the left hand side of the road. A "For Sale" Board is erected on site.

Alternatively from Haverfordwest, take the Main A40 Road north for some 10 miles and in the village of Letterston, take the turning on the right at the crossroads onto the B4331 road signposted to Mathry and St Davids. Continue on this road for in excess of 2 miles passing through the hamlet of Castlemorris and a mile or so further on and upon reaching the "T" junction with the Main A487 Fishguard to St Davids Road, turn right towards Fishguard.

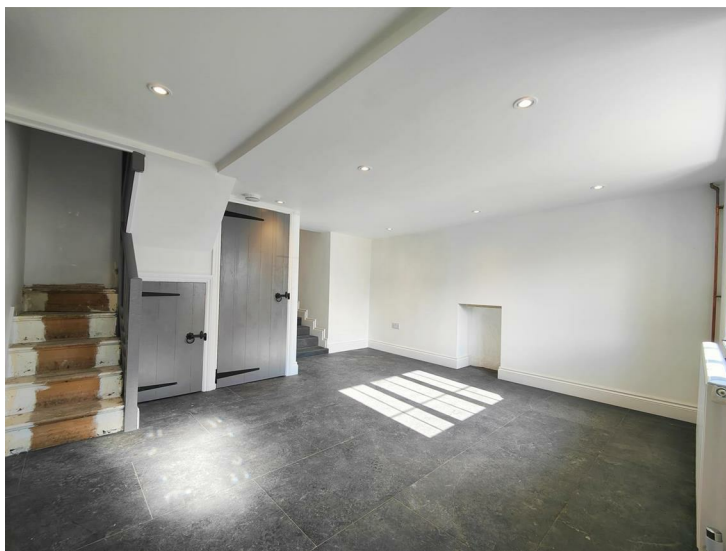
Continue on this road for in excess of three quarters of a mile and take the second turning on the left at the crossroads, signposted to St Nicholas. Follow directions as above.

## DESCRIPTION

The Forge comprises a Detached 2 storey Cottage of solid stone and cavity concrete block/brick construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

### Composite Double Glazed Stable Door to:-

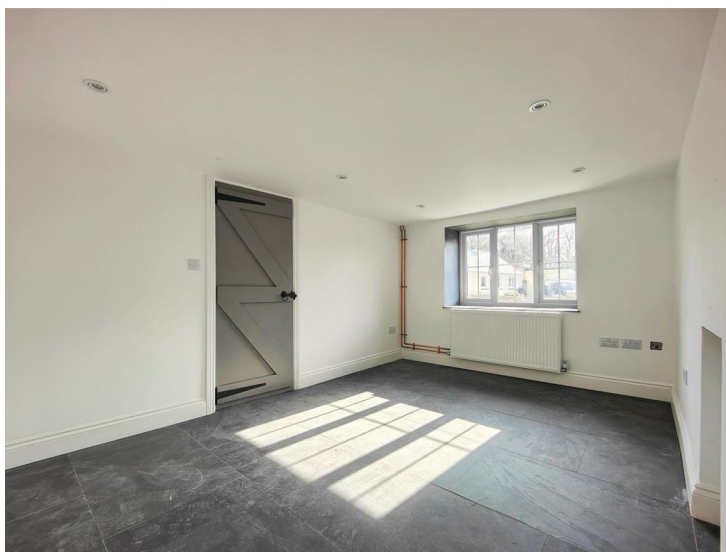
#### Living Room



13'9" x 13'6" (4.19m x 4.11m)

With a Slate floor, radiator, uPVC double glazed window with Slate reveals and sill, 8 downlighters, Mains Smoke Detector (not tested), fireplace opening, understairs cupboard, fitted storage cupboard, staircase to First Floor, telephone point, 8 power points, electricity meter and consumer unit, staircase to First Floor, a short flight of stairs to the Kitchen and door to:-

#### Sitting Room/Bedroom 3



13'10" x 9'7" (4.22m x 2.92m)

With Slate floor, radiator, uPVC double glazed window

with Slate reveals and sills, fireplace opening, 6 downlighters and 14 power points.

### Kitchen/Breakfast Room



10'10" x 8'9" (3.30m x 2.67m)

With a Slate floor, range of fitted floor cupboard, uPVC double glazed window, 10 power points, built in Lamona Single Oven/Grill and a 4 ring L.P. Gas Cooker Hob, 6 downlighters, extractor fan, uPVC double glazed window, Porcelain single drainer sink unit with mixer tap, skirting board heater and door to:-

### Rear Hall

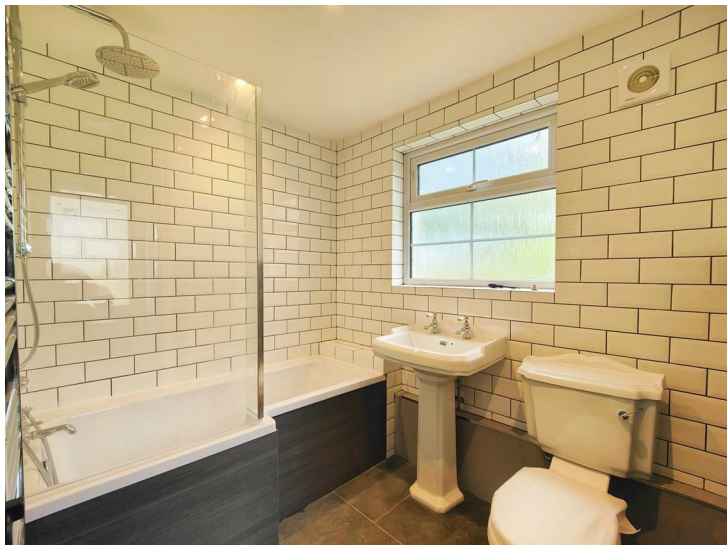
With Slate floor, uPVC double glazed door to exterior, downlighter and doors to Bathroom and:-

### Boiler/Utility Room

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

With Slate floor, Worcester wall mounted L.P. Gas Boiler (heating domestic hot water and firing central heating), plumbing for automatic washing machine, ceiling light and 4 power points.

### Bathroom



7'2" x 6'0" (2.18m x 1.83m)

With white suite of "P" shaped Bath with Shower

attachment, Wash Hand Basin and WC, Thermostatic Shower over Bath, glazed shower screen, part tile surround, uPVC double glazed window, Manrose extractor fan, 3 downlighters and a Chrome heated towel rail/radiator.

### First Floor

### Landing



With wall light over stairwell, Mains Smoke Detector and access to an Insulated Loft.

### Bedroom 1



14'0" x 12'0" (4.27m x 3.66m)

(maximum). With Pine floorboards, radiator, 2 uPVC double glazed windows with Slate reveals and sills, 2 wall lights and 8 power points.



## Bedroom 2



14'0" x 12'0" (4.27m x 3.66m)  
(maximum). With Pine floorboards, uPVC double glazed window with Slate reveals and sill, 2 wall lights and 8 power points.

### Externally

There is a walled forecourt to the Property with 2 Lawned areas together with an Evergreen Bush, Flowering Shrubs and Roses. Adjoining the Cottage on the western gable end is a:-

### Garage/Workshop (Formerly The Forge)



26'6" x 18'0" (8.08m x 5.49m)  
Of stone, concrete block and brick construction with a pitched corrugated cement fibre roof. It has double wooden doors, a pedestrian door, 5 windows (2 uPVC double glazed) and The Old Forge.

There is a hardstanding directly to the fore of The Forge which allows for Off Road Vehicle Parking and to the rear there is a gated access to a hardstanding directly to the rear of The Forge and gives access to the Garage/Workshop.

There is a chipping path surround to 2 sides of the Property and to the rear is a good sized Lawned Garden with Flowering Shrubs.

The boundaries of the Property are edged in red on the attached Plan to the Scale of 1/1250.

## SERVICES

Mains Water (metered supply), Electricity and Drainage are connected. L.P. Gas Central Heating. uPVC Double Glazing. Roof/Loft Insulation. Wiring for Telephone (but not connected).

## TENURE

Freehold with Vacant Possession upon Completion.

## REMARKS

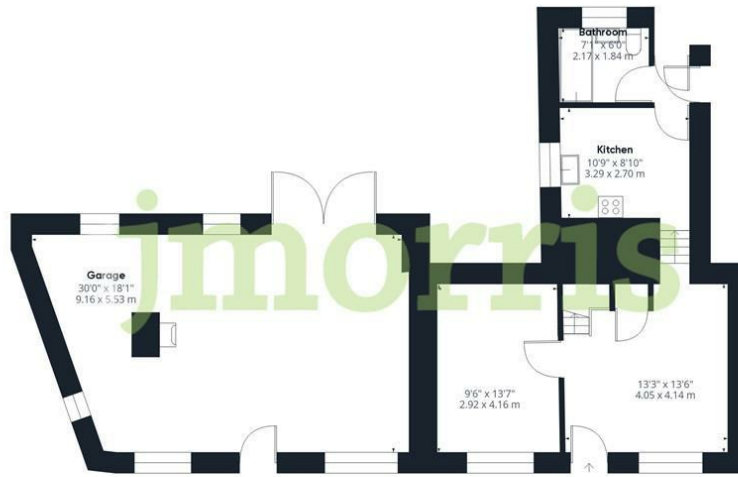
The Forge is a deceptively 2 storey Cottage Residence which has been renovated, modernised and refurbished to a high standard and having the benefit of L.P. Gas Central Heating, uPVC Double Glazing and Roof/Loft Insulation. In addition, it has a good sized Garage/Workshop 26'6" x 18'0" (formerly The Forge) which has conversion potential (Subject to Planning). In addition, it has Off Road Parking to both front and rear as well as good sized front and rear Lawned Gardens with Flowering Shrubs. It is ideally suited for a Couple, Small Family, Retirement or for Investment purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.







## Floor Plan

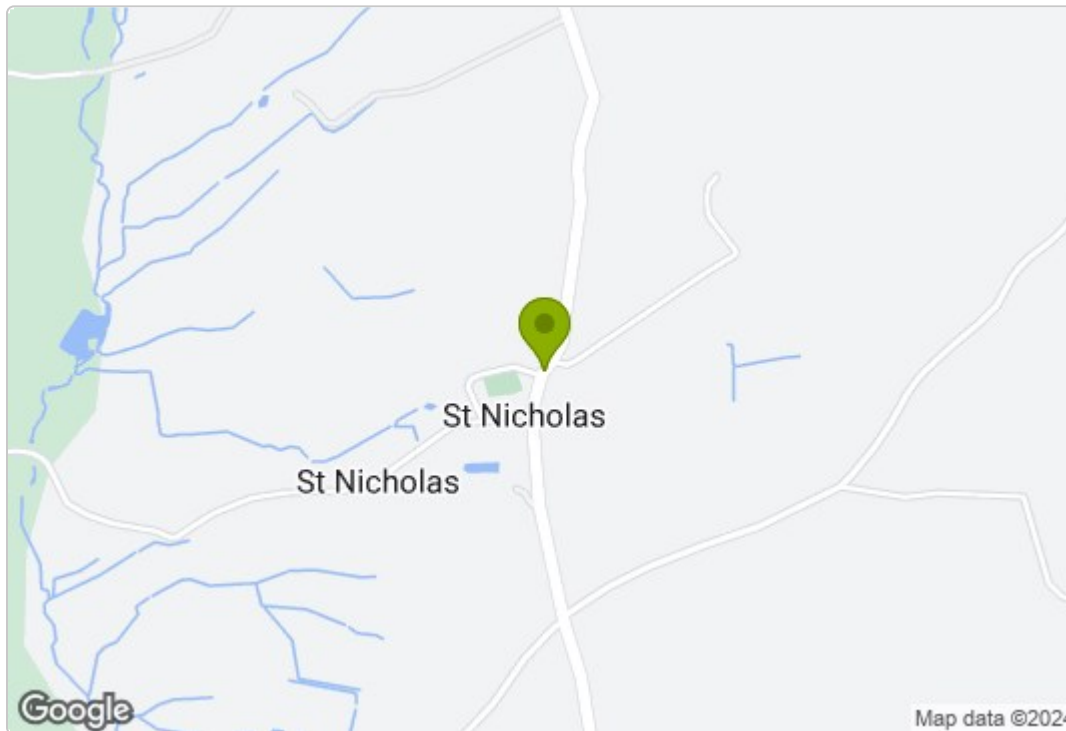


Floor 0



Floor 1

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

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