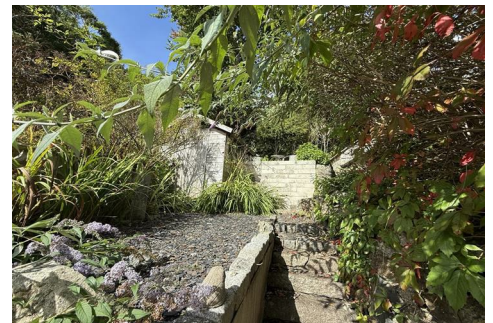




Cherry Cottage, New Hill, Goodwick, Pembrokeshire, SA64 0DR

Price Guide £185,000

*An attractive Semi Detached 2 storey Character Cottage residence.

*Recently modernised and refurbished to a high standard.

*Well appointed Hall, Sitting/Dining, Kitchen/Breakfast, 2 Bedrooms and Bathroom accommodation.

*Gas Central Heating, uPVC Double Glazing and Loft Insulation.

*Wall and rail forecourt and a rear elevated Terraced Garden on 3 levels from where Sea Views can be enjoyed.

*Ideally suited for a Couple, early Retirement, Investment or for Letting purposes.

*Early inspection strongly advised. Realistic Price Guide. EPC Rating D

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 several Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, a Fish & Chip Shop Café/Take-Away, a Petrol Filling Station/Store and a Supermarket.

The twin town of Fishguard is a mile or so distant 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, Banks, Building Societies, Hotels, Restaurants, Public Houses, Take-Aways, Cafes, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The Pembrokeshire Coastline at The Parrog is within a quarter of 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, Aberbach, Abercastle, Aberfelin and Porthgain.

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 including the County Council Offices and The County Hospital at Withybush.

New Hill is the roadway which leads up to Harbour Village and Cherry Cottage is situated within 70 yards or so of the centre of Goodwick and Glendower Square.

Directions

From the offices of JJ Morris as 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 to Goodwick. Upon reaching the Rose and Crown Public House turn left and some 40 yards or so further on take the first sharp right hand turn into New Hill. Proceed up the hill for 70 yards or so and Cherry cottage is situated on the left hand side of the road. A 'For Sale' board is erected on site.

Description

Cherry Cottage comprises a Semi Detached 2 storey Dwelling House of solid stone and cavity concrete block construction with rendered and coloured (predominantly roughcast) elevations under a pitched composition slate and flat felt roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

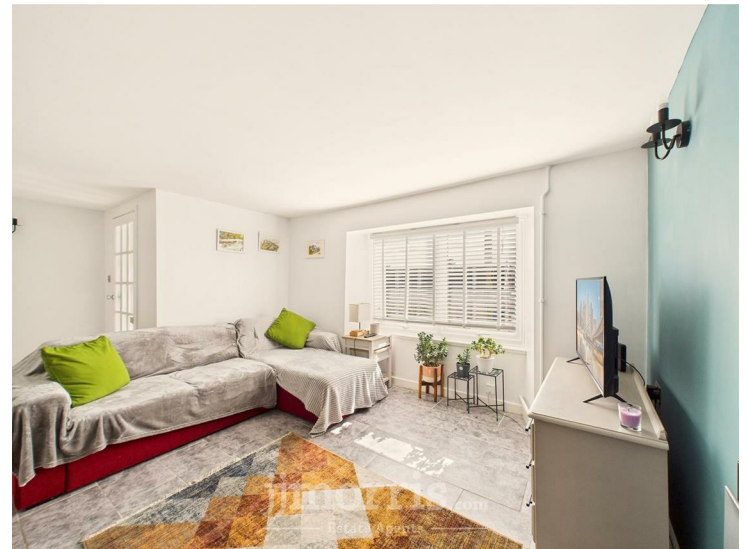
Hall



8'4" x 5'7" (2.54m x 1.70m)

With ceramic tile floor, concealed double panelled radiator, ceiling light, electricity meter and consumer unit cupboard, staircase to First Floor and a 15 pane glazed door to:-

Sitting/Dining Room



17'4" x 14'0" (5.28m x 4.27m)

('L' shaped maximum) With ceramic tile floor, uPVC double glazed window with blinds, 3 wall lights, Honeywell central heating thermostat control, wiring for Satellite TV, 6 power points, wall mounted pebble effect Gas Fire (remote controlled), vertical designer radiator, opening to Kitchen/Breakfast Room and door to:-

Walk in Understairs Cupboard

7'10" x 3'5" (2.39m x 1.04m)

With sloping ceiling and ceiling light.

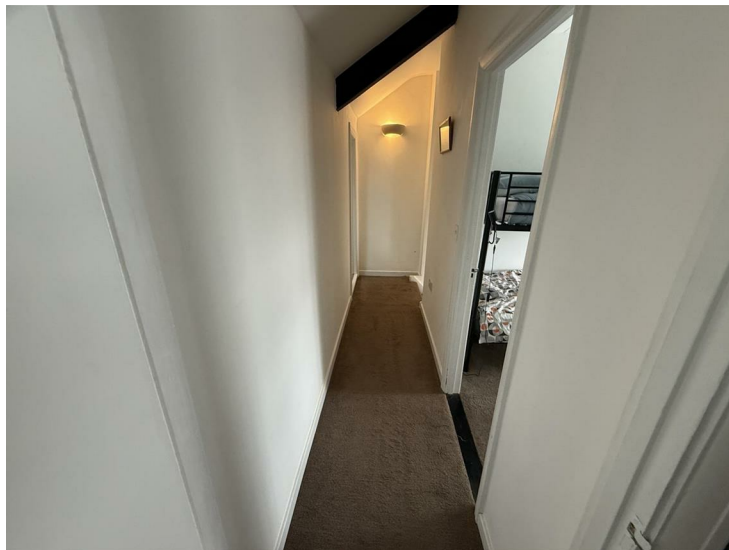
Kitchen/Breakfast Room



11'5" x 9'0" maximum (3.48m x 2.74m maximum)
With ceramic tile floor, 4 eye ball spotlights, Breakfast Bar, 11 power points, range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, built in stainless steel fronted Lamona Single Oven/Grill, 4 ring Gas Cooker Hob and Cooker Hood, part tile surround, built in Washing Machine, built in Lamona dishwasher, built in refrigerator, uPVC double glazed window, extractor fan and uPVC double glazed door to rear Yard with steps leading up to a Rear Terraced Garden.

First Floor

Landing



12'10" x 3'2" (3.91m x 0.97m)
With fitted carpet, exposed beam, access to an insulated loft, wall uplighter and 2 power points.

Bathroom



11'7" x 8'8" (3.53m x 2.64m)
With non slip vinyl floor covering, white suite of painted panelled Bath, Wash Hand Basin, WC and a Glazed and Aquatron clad Shower Cubicle with a thermostatic shower, extractor fan, chrome heated towel rail/radiator, 5 downlighters, alcove with shelf and mirror back, skylight, built in Cupboard housing an Ideal Atlantic 30 wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), range of fitted cupboards and shelves along one wall with a tiled shelf and wall mirror.

Bedroom 1



16'4" x 10'5" (4.98m x 3.18m)
(to include clothes closet) With fitted carpet, alcove, ceiling, concealed double panelled radiator, 6 power points, uPVC double glazed window with wooden blinds (affording Coastal Sea Views) and a clothes closet recess with a hanging rail.

Bedroom 2



13'0" x 11'8" (3.96m x 3.56m)
('L' shaped maximum) With fitted carpet, concealed double panelled radiator, ceiling light, exposed beams, painted tongue and groove clad ceiling, 2 uPVC double glazed windows with blinds (affording coastal sea views, 4 power points and a clothes closet recess with hanging rail.

Externally



There is a small wall and rail forecourt to the Property and to the rear is a small yard with steps giving access to a Terraced Garden on 3 levels with Slate Chip Areas, Concreted and Paved Patios and Flowering Shrubs. There is also a Garden Store Shed 8'0" x 6'0" approx. Outside Light. Coastal Sea Views can be enjoyed from the Second and Third Terrace.

Services

Mains Water, 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

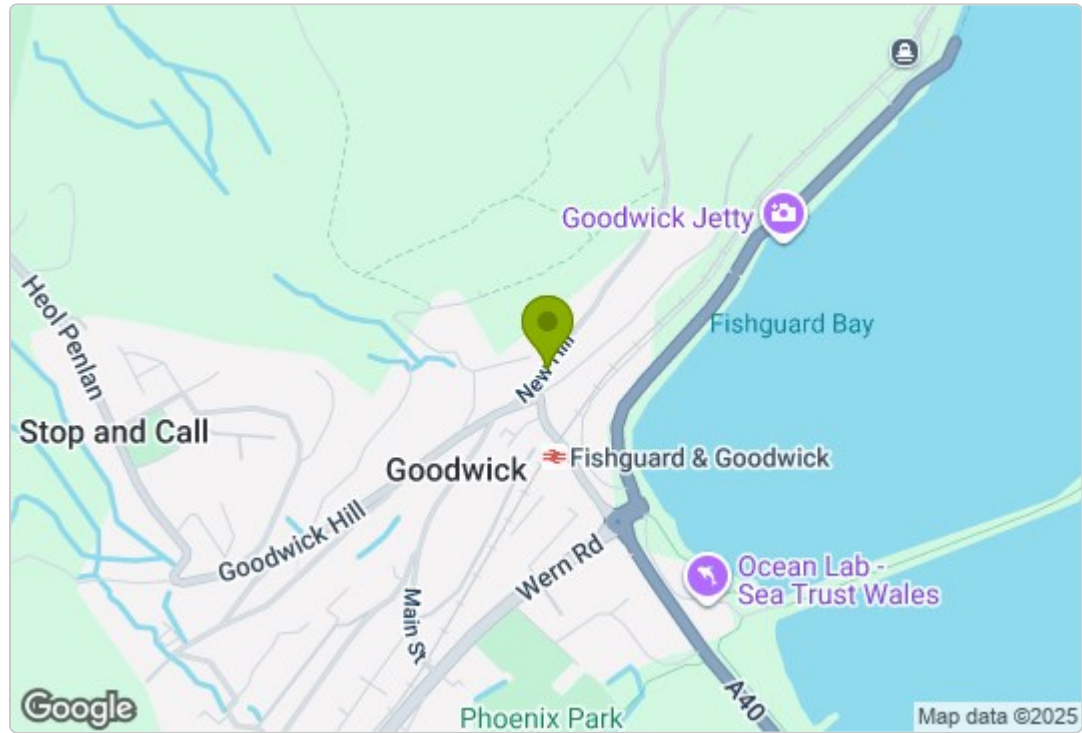
Cherry Cottage is a comfortable, well appointed Semi Detached 2 storey character Cottage residence which stands in a convenient location in this popular town and being ideally suited for a Couple, early Retirement, Investment or for Letting purposes. The Property is in good decorative order throughout and has the benefit of Gas Central Heating, Loft Insulation and is uPVC Double Glazed. In addition, it has a Terraced Rear Garden on 3 levels together with a Garden Shed. Coastal Sea Views can be enjoyed from the top terraces over The Parrog towards Fishguard Bay. In order to appreciate the qualities of the Property and indeed its convenient location and indeed the views, inspection is essential and strongly advised. Realistic Price Guide.



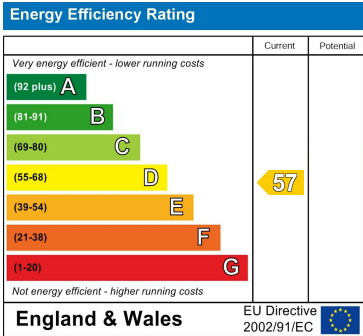
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band -

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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