

**VIEWING:** By appointment only via the Agents.

**TENURE:** We are advised Freehold

**SERVICES:** We have not checked or tested any of the services or appliances at the property.

**COUNCIL TAX:** Band 'D' Pembrokeshire

ref:LW/AMS/09/25/OK/LG

**FACEBOOK & TWITTER**

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

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## Ranelagh Precelly Crescent, Goodwick, Pembrokeshire, SA64 0HF

- Detached House
- Three Bedroom
- Sea Views
- Off Road Parking
- Central Heating
- Wrap Around Garden
- Two Reception Rooms
- Coastal Location
- Polytunnel and Chicken Coop
- EPC Rating: E

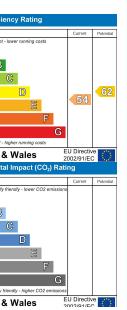
**Offers In The Region Of £400,000**

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***The Agent that goes the Extra Mile***





A beautifully presented family home located in the coastal village of Goodwick, just a short walk from local shops and amenities, and only 1.5 miles from the popular seaside town of Fishguard. The property enjoys partial sea views to the front and features attractive parquet wooden flooring, three bedrooms, and sits within approximately an acre of grounds, offering ample space for a self-sufficient lifestyle.

The accommodation briefly comprises an inviting entrance hallway leading to a living room, complete with a log-burning stove and large front-facing windows that fill the room with natural light. There is a separate dining room, with patio doors opening onto the rear garden. The kitchen offers a range of fitted units and a door leading through to a storage room/pantry. Completing the ground floor are a practical utility room and a convenient WC with shower facilities. Upstairs, the first floor offers three bedrooms, two of which are doubles, along with a family bathroom featuring both a separate bath and shower. From the landing, a set of alternating tread stairs leads to a versatile loft room, currently used as a bedroom, with Velux windows framing stunning views over Goodwick Harbour.

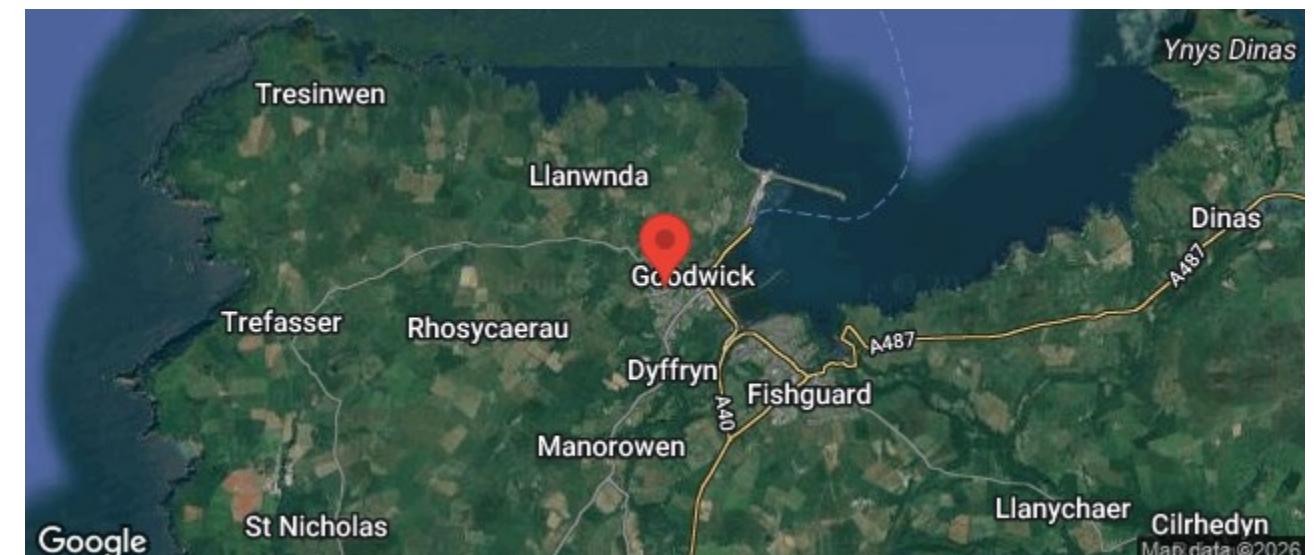
Externally, the property is approached via a driveway providing ample off-road parking for several vehicles. To the front, there is a patio seating area and a lawned garden bordered by mature hedging and trees. The lawns extend around the property, with the rear garden boasting a variety of fruit trees, a polytunnel, and orchard and a chicken coop – ideal for those with a passion for gardening or self-sufficiency.



There is a regular bus service to nearby Fishguard, a popular market town and ferry port on the Pembrokeshire coastline. There is a wide variety of shops, restaurants, schools, and a leisure centre in the town. Fishguard Harbour is the ferry terminal to Southern Ireland and has a train station that offers further transport links to the east. Goodwick Sands provides a safe beach for families, with other coves and beaches such as Pwllgwaed, Cwm yr Eglwys, Abercastle, etc all within easy driving distance.

## DIRECTIONS

From our Fishguard office proceed to Goodwick, follow the road straight ahead at the Ferry roundabout, turning left at the top of the road onto Goodwick Square. Follow the road to the right up Stop and Call Hill. You will see a sharp right hand turning, take this turning and continue along the road for a short distance and the property will be found on your left hand side. What three words - surveyors.coiling.pushes



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.