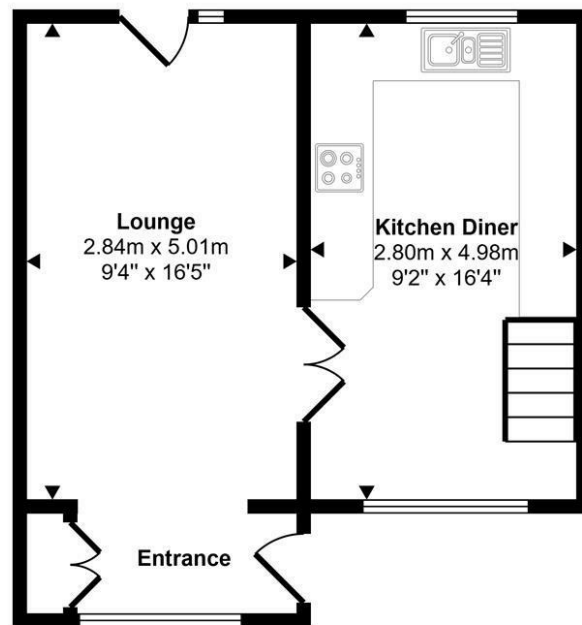
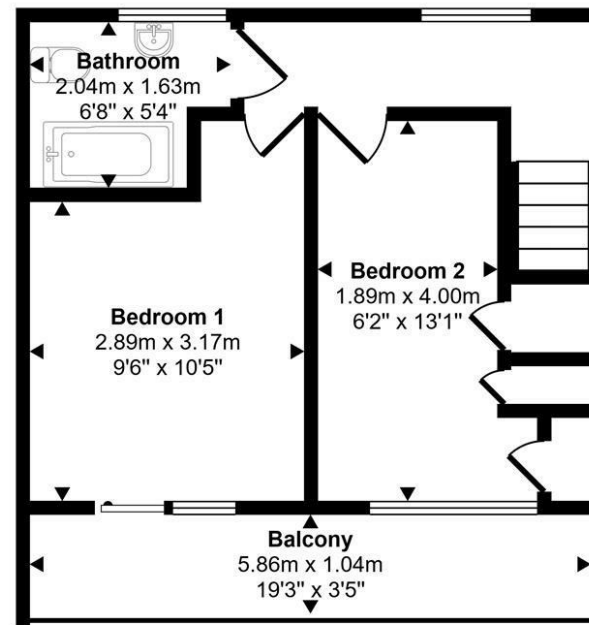


Approx Gross Internal Area
62 sq m / 664 sq ft



Ground Floor
Approx 32 sq m / 348 sq ft



First Floor
Approx 29 sq m / 316 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 'B'
HEATING: Electric

ref: LG/LLE/06/26/LG

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

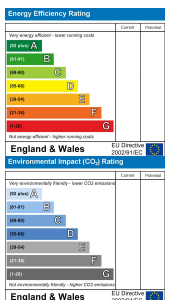


12 Manor Parade, Goodwick, SA64 0BE

- End Of Terrace House
- Brilliant Investment Property
- Coastal Town
- Balcony
- No Onward Chain
- Two Bedrooms
- Front And Rear Garden
- Allocated Parking Spaces
- Electric Heating
- EPC Rating: tbc

Offers In The Region Of £130,000

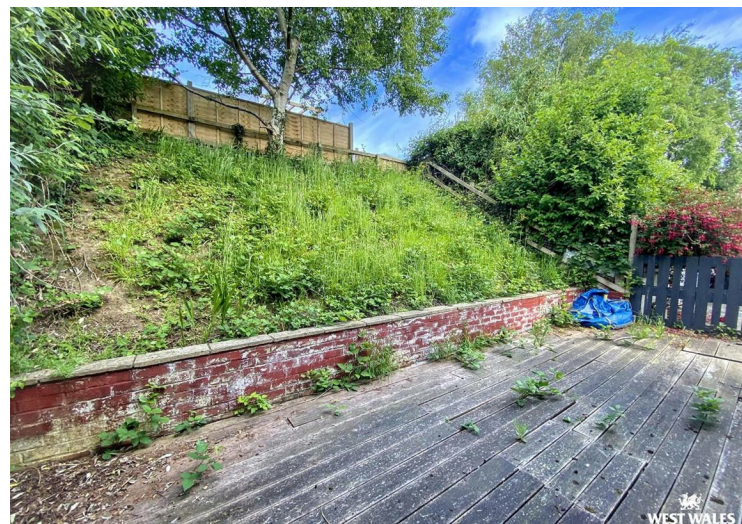
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The Agent that goes the Extra Mile





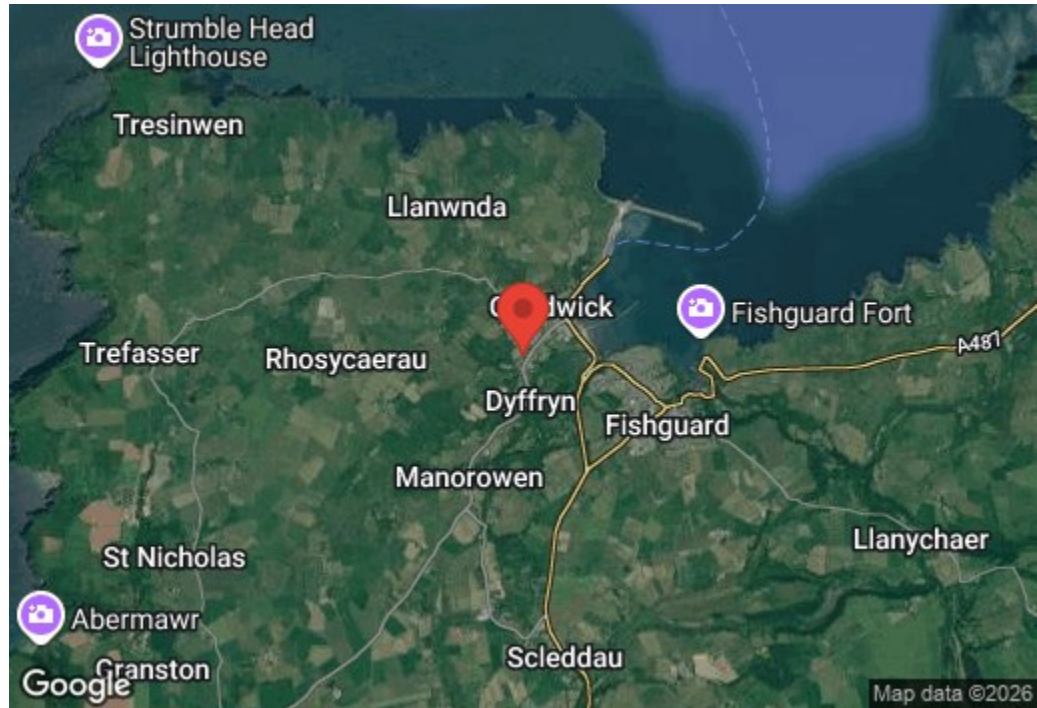
Situated in the coastal town of Goodwick, this end-of-terrace property offers an excellent opportunity for buyers and would make a great investment or first-time buy. This property is a blank canvas, offering great potential to add your own stamp to the accommodation. The property is also conveniently located within walking distance to the coast at Goodwick, the train station and amenities, while also being just a short drive from its twin town of Fishguard.

The ground floor comprises an entrance area leading into a living space with direct access to the rear garden. Double glass doors open into the kitchen, which features a range of base and wall units, a breakfast bar, and offers scope for improvement. Upstairs, the property includes two bedrooms, one of which benefits from access to a balcony, along with a family bathroom. While the property would benefit from some cosmetic improvements, it presents fantastic potential to create a home in a desirable coastal location.

Externally, there is a lawned garden to the front with a pathway leading to the front door. A side access gate provides convenient entry to the rear garden. Opposite the property, there are allocated parking spaces for two vehicles. To the rear, the property benefits from a decking area which is in need of some attention but has the potential to create an excellent outdoor seating space. There is also a raised lawned area, offering further opportunity to landscape and enhance the garden.



Goodwick is situated in North Pembrokeshire, and has a range of shops, public houses and a junior school. Fishguard Harbour is a ferry terminal to Southern Ireland, has a train station and there is a regular bus service to the nearby market town of Fishguard which has a leisure centre, library and a variety of restaurants, shops, churches and schools. Goodwick Sands provides a safe beach for families, with other coves and beaches such as Pwllgwaelod, Cwm yr Eglwys, Abercastle, all within easy driving distance.



DIRECTIONS

From our office in Fishguard proceed to Goodwick. At the harbour roundabout take the first exit onto the A487, and take the second right turn under the railway bridge into Jacksons Way, then immediately turn left into Manor Parade. Continue for a short distance and you will see the property on your right hand side.
 What/Three/Words:///surely.rules.gen

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area