

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 'F' Pembrokeshire

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

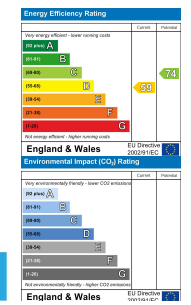
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

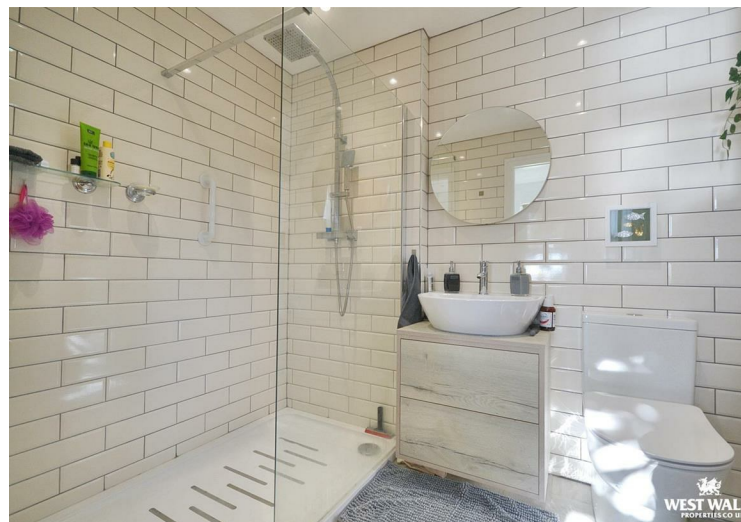
Villa Calabria New Hill, Goodwick, Pembrokeshire, SA64 0DU

- Detached Property
- Three Reception Rooms
- Income Potential
- Wonderful Sea Views
- Gas Central Heating
- Four Bedrooms, Two Bathrooms
- One Bedroom Cottage
- Gardens To Front & Side
- Garage & Parking
- EPC Rating: D

Offers In Excess Of £400,000

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





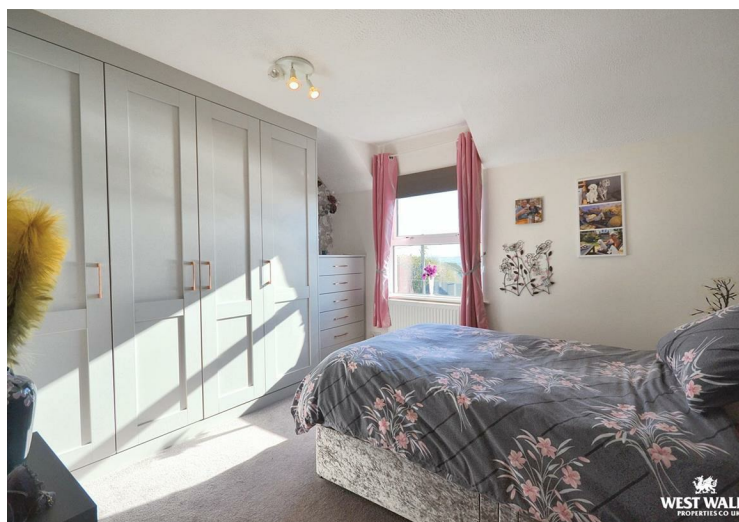
A well presented detached property, situated in an elevated position with views over Fishguard Harbour. Located within easy reach of Goodwick and its local amenities. The popular market town of Fishguard is just 1.9 miles away, providing a wide range of shops, services, and facilities.

The property is well maintained throughout and has gardens to the front and rear. There is also the benefit of a detached, self-contained cottage—perfect for extended family, or potential rental income.

A side entrance leads into a utility room, with modern fitted units and gives access to a stylish ground-floor shower room. From here, you step into the modern open-plan kitchen/diner, featuring matching wall and base units, a central island – from here there are lovely sea views to the front. An adjoining pantry area provides additional storage and houses the fridge. The living room benefits from a double-sided log-burning stove set within a brick fireplace, with an alcove and a storage cupboard alongside. Patio doors open out to the front garden, offering even more of those wonderful sea views. To the rear, you'll find a sunroom and a side porch that offers excellent potential as a home office, or studio.

A set of stairs lead to bedroom with a Velux window. A further set of stairs takes you to the first-floor landing, where you'll find three double bedrooms — all enjoying beautiful sea views. There is a family bathroom with a bath and shower over, WC, and wash basin.

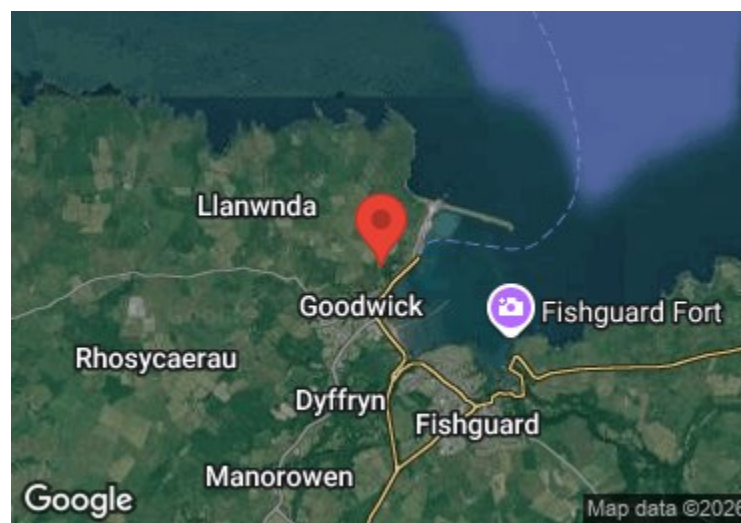
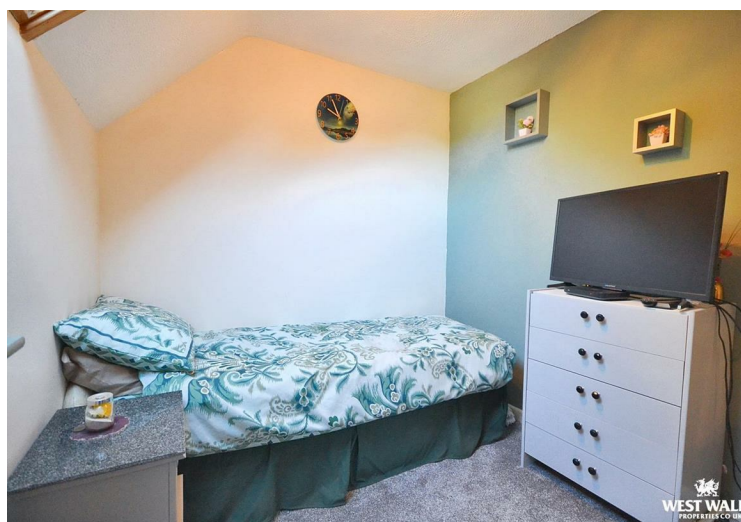
Adjacent to the main residence is a detached cottage, self-contained and offering excellent potential for guest accommodation, holiday letting, or multi-generational living. An entrance leads into an open-plan living area, combining the lounge, dining space, and kitchen. Double doors open onto a patio area — the perfect spot to relax and take in the sea views. The living space features a character fireplace with a gas fire. The cottage also includes a double bedroom and a ground-floor shower room. A ladder staircase from the kitchen leads to the loft room, great for storage and currently used as further accommodation.



Externally, to the rear, you'll find a garden area, while the side of the property is currently home to chickens and ducks, along with a useful wooden storage shed. The front of the property boasts multiple patio areas, perfect for outdoor dining or simply relaxing while taking in the beautiful sea views. The front garden is low maintenance, laid with artificial grass.

Below the garden, there is off-road parking for multiple vehicles, along with a garage providing additional storage.

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 Pwllgwaelod, Cwm yr Eglwys, Abercastle, etc all within easy driving distance.



DIRECTIONS

From our Fishguard office proceed to Goodwick, go straight ahead at the harbour roundabout turning left at the top of the hill, take the next right onto New Hill, follow this road towards Harbour Village. As you reach the top of the hill you will find the property on your left hand side, indicated by our for sale board. What three words - ///albums surfacing.spectacle

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