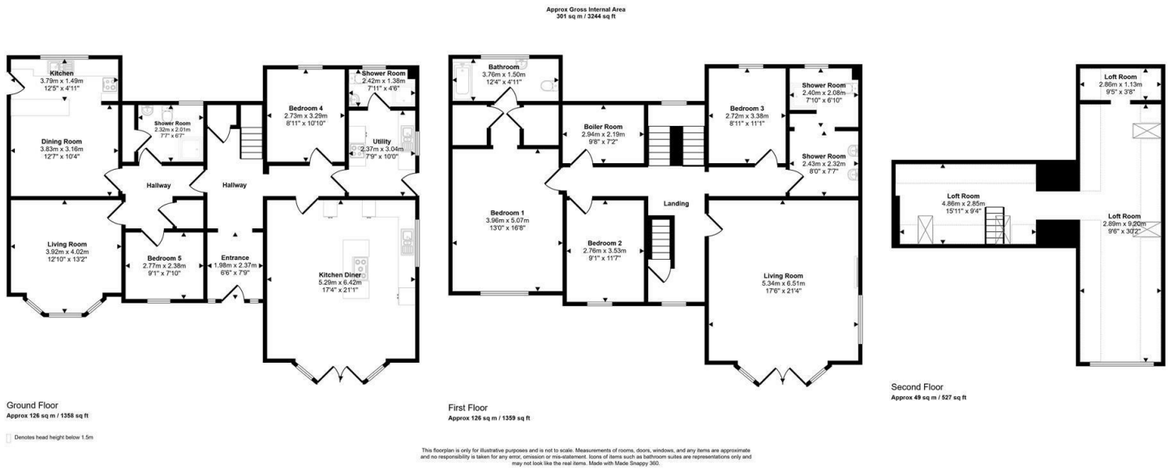

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'A' Annexe & 'G' Pembrokeshire Main house

ref: LG/AMS/12/25/OK/AMS

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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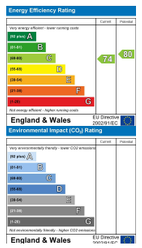
01239 615915
www.westwalesproperties.co.uk

Spring Hill Jacksons Way, Goodwick, Pembrokeshire, SA64 0EN

- Detached House
- One Bedroom Annexe
- Sea Views From Balcony
- Ample Off Road Parking
- Gas Central Heating
- Four / Five Bedrooms
- Well Presented Throughout
- Under Floor Heating
- Off Road Parking
- EPC Rating: C



Offers In The Region Of £400,000

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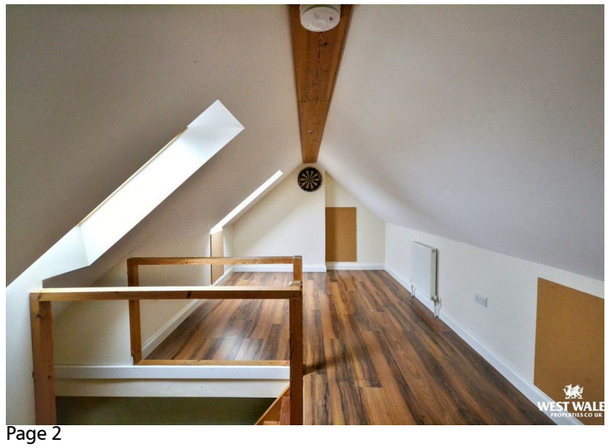
The Agent that goes the Extra Mile



A well-presented property offering generous and versatile accommodation, enjoying far-reaching rural and sea views across Fishguard Bay. Conveniently positioned within easy reach of the shops, schools, and amenities of Goodwick, the property boasts four double bedrooms together with a separate one-bedroom annexe, making it ideally suited to a family or multi-generational living.

The accommodation briefly comprises a welcoming entrance hallway. To the right of the property is, a well-appointed kitchen featuring matching fitted units, a central island, and ample space for a dining table, making it ideal for both everyday living and entertaining. Next to the kitchen is a practical utility room with fitted units, along with a shower room. A door from this area provides convenient access to the side of the property. There is also a double bedroom on the ground floor.

To the left side of the property is a self-contained annexe, offering excellent versatility. This comprises an open-plan dining room and kitchen with fitted units, a living area, a bedroom, and a shower room, making it ideal for extended family, guests, or potential rental use.

To the first floor is a living room featuring a wall-mounted gas fire and patio doors opening onto a balcony, from which there are delightful countryside and sea views. This level offers three double bedrooms, including a master bedroom with built-in cupboards and an en-suite bathroom. Completing the accommodation is a family bathroom fitted with a double vanity unit, WC, and shower.

Further stairs rise to the second floor, where there is a generous, versatile room featuring Velux windows, spot lighting, and useful eaves storage. Although not fully completed, the space benefits from laminate flooring and has plumbing in place for an en-suite, offering excellent potential to be converted into additional accommodation, subject to the necessary consents.

Externally, the property is approached via a paved and gravelled driveway providing ample off-road parking for several vehicles. The front garden has raised sleeper beds, while a patio area located off the kitchen offers an ideal space for outdoor dining. A useful storage shed is also included. Access to the rear of the property is available via pathways on either side of the house.

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, at the Harbour roundabout turn left, follow road for a short distance, turning right at the Ferry Boat Inn, go under bridge, then follow road past Manor Parade & Seaview Crescent. Continue up hill, around sharp right bend, take next right turn, follow lane for short distance, property will be found on left hand side. https://w3w.co/clicker.ballots.tractor

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