



89 Harbour Village, Goodwick, Pembrokeshire, SA64 0DZ

Price Guide £185,000

- *A comfortable Terraced 2 storey Dwelling House.
- *Comfortable 2 Reception, Kitchen, Bathroom and 3 Bedroom accommodation.
- *Gas Central Heating, uPVC Double Glazing and Loft Insulation.
- *Walled forecourt with Lawned Garden with Sea Views over Fishguard Bay to Dinas Head.
- *Rear concreted Patio together with Outside WC and good sized Lawned Garden with rear pedestrian access.
- *Ideally suited for Family, Retirement, Investment or for Letting purposes.
- *Early inspection strongly advised. Realistic Price Guide.

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, Hotels, a Restaurant, a Fish & Chip Shop Café/Take-Away, Petrol Filling Station/Store and a Supermarket.

Fishguard Harbour being close by, provides a Ferry Terminal for Southern Ireland and in addition, there is a Railway Station.

The twin town of Fishguard is within a mile and a half or so of Harbour Village 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, a Bank, Building Society, 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 half a mile or so of the Property and also close by are the other well-known Sandy Beaches and Coves at Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy, Pwllgwaelod, Cwm-yr-Eglwys and Newport Sands.

The County and Market Town of Haverfordwest is some 15 miles or so South 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.

There are good road links along the Main A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Harbour Village is an elevated Residential area of Goodwick which stands on the headland overlooking the Harbour and Fishguard Bay. 89 Harbour Village is situated within a half a mile or so of the centre of Goodwick and the shops at Main Street.

Directions

From the offices of Messrs JJ Morris at 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 600 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 60 yards or so further on, take

the first sharp right hand turn into New Hill. Proceed up the hill for approximately half a mile and upon reaching Harbour Village continue straight on to the end of the road and 89 Harbour Village is situated on the left just before the turning bay. A "For Sale" Board is erected on site.

Description

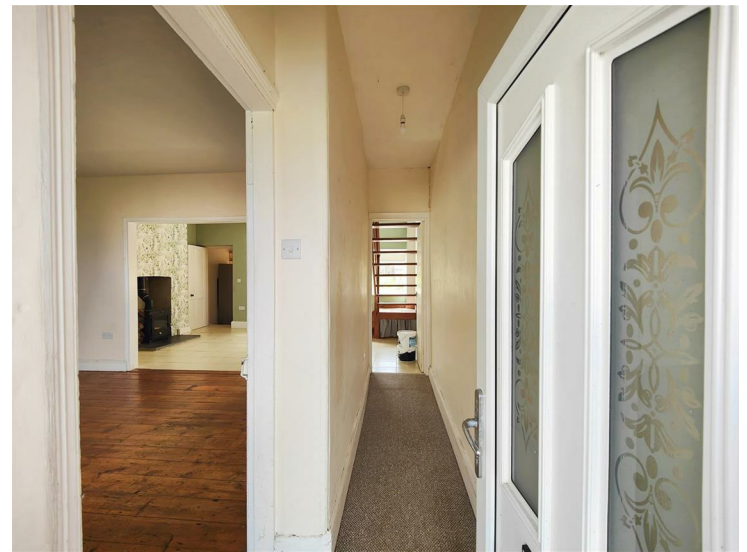
89 Harbour Village comprises a Terraced 2 storey Dwelling House of solid stone and brick construction with rendered and pebble dashed elevations under a pitched tiled roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Porch

With quarry tile floor, door to Sitting Room and opening to:-

Hall



9'3" x 2'6" (2.82m x 0.76m)

With door to Dining Room.

Sitting Room



14'7" x 11'10" (4.45m x 3.61m)

With pine floorboards, uPVC double glazed window (affording Coastal Sea views over Fishguard Bay to Dinas Head), double panelled radiator, boarded up fireplace, ceiling light, TV point, 8 power points and opening to:-

Dining Room



17'6" x 10'10" (5.33m x 3.30m)

With ceramic tile floor, 2 windows over looking rear garden (one uPVC double glazed and one wooden single glazed), double panelled radiator, fireplace opening with Woodburning Stove on a slate hearth, alcove with shelves, mains smoke detector, Pirana Pine open tread staircase to First Floor, ceiling light, 4 power points, Glow Worm central heating timeswitch and door to:-

Kitchen



15'8" x 6'0" (4.78m x 1.83m)

With a laminate Oak floor, range of fitted floor and wall cupboards, part tile surround, inset single drainer one and a half bowl silk quartz sink unit with mixer tap, Flavel 4 ring Gas Cooker Hob, built in electric Single Oven/Grill, Firenzi Cooker Hood, uPVC double glazed window with venetian blinds, 3 ceiling spotlight, mains smoke detector (not tested), Glow Worm wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), dishwasher recess, plumbing for automatic washing machine and a hardwood glazed door to rear Patio and Garden.

A Pirana Pine open tread staircase from the Dining Room gives access to a:-

Quarter Landing

With a single glazed window to rear and stair to:-

First Floor

Landing



11'9" x 3'9" (3.58m x 1.14m)

With pine floorboards, access to an Insulated Loft, mains smoke detector (not tested) and ceiling light.

Bedroom 1 (Rear)



11'3" x 8'5" (3.43m x 2.57m)

With fitted carpet, uPVC double glazed window overlooking rear garden, double panelled radiator, alcove with shelf, built in wardrobe with hanging rail and shelf, ceiling light and 4 power points.

Bedroom 2 (Front)



8'7" x 8'4" (2.62m x 2.54m)

With fitted carpet, radiator, uPVC double glazed window (affording sea views over Fishguard Bay to Dinas Head and

beyond), built in wardrobe with hanging rail and shelf, ceiling light, radiator and 4 power points.

Bedroom 3



8'7" x 8'4" (2.62m x 2.54m)

With pine floorboards, uPVC double glazed window (affording Sea Views over Fishguard Bay to Dinas Head and beyond), ceiling light, radiator and 4 power points.

Bathroom



11'7" x 5'7" (3.53m x 1.70m)

With stained pine floorboards, white suite of WC, Wash Hand Basin and panelled Bath with a Triton T80 GSI electric shower over, extractor fan, toilet roll holder, uPVC double glazed window to rear with roller blind, shaver light/point, radiator, wall mirror, tile splashback, Airing Cupboard with radiator and shelves and painted tongue and groove clad (lower half) walls.

Externally



There is a stone wall forecourt to the Property with a Lawned Garden and Flowering Shrubs and to the rear is a concrete Patio and beyond is a reasonable sized enclosed Lawned Garden with pedestrian access onto a Service Lane. There is also an:-

Outside WC

6'3" x 3'4" (1.91m x 1.02m)

With window and coat hooks.

Outside Electric Light.

The boundaries of the property are coloured red on the attached Plan to the Scale of 1/2500.

Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

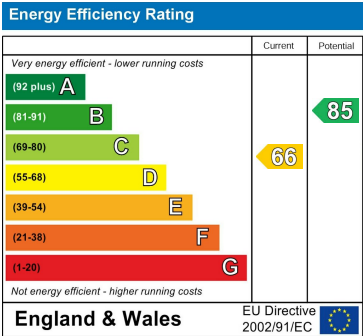
89 Harbour Village is a comfortable Terraced, 2 storey Dwelling House which stands in the popular residential area of Harbour Village from where uninterrupted views can be enjoyed over Fishguard Bay to Dinas Head and beyond. The Property is in good decorative order benefitting from Gas Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has a walled forecourt with a small Lawned area and to the rear is a good sized garden with concreted patio and a Lawn which is bounded by a stone wall and benefitting from a rear pedestrian access over the Service Lane. It is ideally suited for Family, Retirement, Investment or for Letting purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.

Floor Plan

Area Map



Energy Efficiency Graph



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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