



## 45 Harbour Village, Goodwick, SA64 0DY

**Price Guide £189,950**

- \* A deceptively modernised 2 storey Terraced Dwelling House.
- \* Comfortable Living Room, Kitchen, Utility, WC, 3 Bedrooms and Shower Room accommodation.
  - \* Gas Central Heating, uPVC Double Glazing and Loft Insulation.
  - \* Off Road Vehicle Parking to fore and a rear Paved Patio on 2 levels.
  - \* Spacious Workshop Store Shed. Rear Pedestrian Access off Car Park.
- \* Ideally suited for First Time Buyers, a Couple, Retirement or for Investment purposes.
- \* Early inspection strongly advised. Realistic Price Guide. EPC Rating C

## SITUATION

Harbour Village is a popular elevated Residential area of Goodwick which stands on the headland overlooking the Harbour and Fishguard Bay. 45 Harbour Village is situated within a half a mile or so of the centre of Goodwick and the shops at Main Street.

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. Harbour Village is within a half a mile or so of the centre of Goodwick and the shops at Main Street.

Goodwick has the benefit of a few Shops, a Post Office/Store, Primary School, Church, Chapels, Public Houses, Hotels, 2 Fish & Chip Shop Café's/Take-Aways, a Petrol Filling Station/Store and a Supermarket. There are Churches at Manorowen, Fishguard, and Llanwnda which are all within a mile or so.

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 Building Society, Hotels, Restaurants, Public Houses, Take-Aways, Cafes, Art Galleries, a Cinema/Theatre, Supermarkets a Leisure Centre and a very good Bakery.

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, Abereddy, 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 Comprehensive and Primary Schools Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaway's Art Galleries, a Library, Post Office, Petrol Filling Stations, Supermarkets, a further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Fishguard 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.

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Goodwick which stands on the headland overlooking the Harbour and Fishguard Bay. 45 Harbour Village is situated within a half a mile or so of the centre of Goodwick at Glendower Square and the shops at Main Street.

## DIRECTIONS

From the offices of Messrs JJ Morris at 21 West Street turn left and proceed down west street in the direction of Goodwick for half a mile. Upon reaching the bypass roundabout, take the second exit signposted to Goodwick and Fishguard Harbour. Proceed on this road for 500 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 30 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, 45 Harbour Village is situated on the left hand side of the road. A "For Sale" Board is erected on site.

## DESCRIPTION

45 Harbour Village comprises a Terraced 2 storey Dwelling House of solid stone and cavity concrete block construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

### uPVC Double Glazed Entrance Door to:-

#### Porch



Double glazed Upvc window to the front, stairs rising of to the first floor, tiled flooring, door to:-

### Living Room



Log burner with feature surround and slate hearth, double glazed Upvc window to the front, Understairs storage, oak wooden flooring, vertical radiator

## Kitchen/Breakfast Room



Having a range of wall and base units with complimentary work top surfaces, 1.5 inset ceramic sink and drainer with mixer tap over, plumbing for dishwasher, duel fuel kenwood gas range with extraction built over, breakfast bar, part tiled walls, tiled flooring, Worcester Gas boiler, spot lights, vertical radiator, double glazed Upvc window to the rear, double glazed Upvc door to the garden, door to:-

## Utility



Having a range of wall and base units with complimentary worktop surfaces, vertical radiator, part tiled walls, tiled flooring, plumbing for washing machine, space for dryer, door to:-

## WC



Low flush WC, pedestal wash basin, part tiled walls, tiled flooring, double glazed Upvc window to the rear.

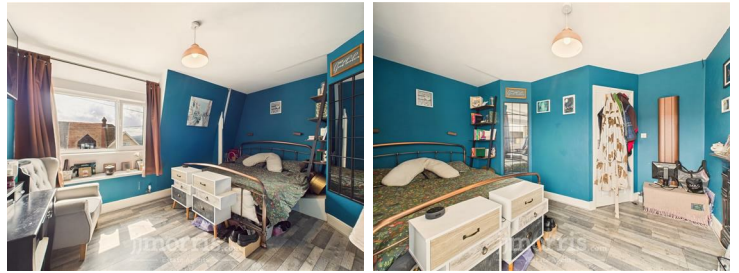
## First Floor

## Landing



Loft access, built in airing cupboard and storage, doors to:-

## Bedroom One



Double glazed Upvc window to the front, feature fireplace and surround, vertical radiator, wooden effect flooring.

## Bedroom Two



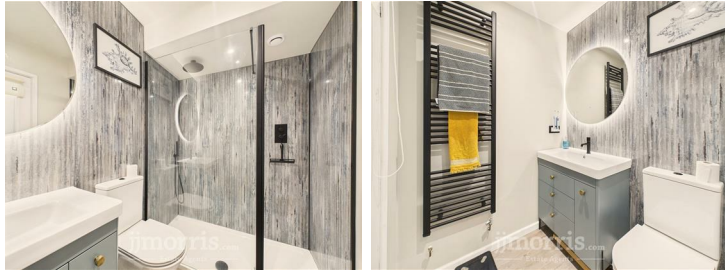
Double glazed Upvc window to the rear, radiator, wooden effect flooring.

## Bedroom Three



Double glazed Upvc window to the rear, Vertical radiator, wooden effect flooring.

## Shower Room



Low flush WC, Vanity unit with wash basin, walk-in shower with fitted shower, vertical radiator, spot lights, Aqua panel walls, wooden effect flooring.

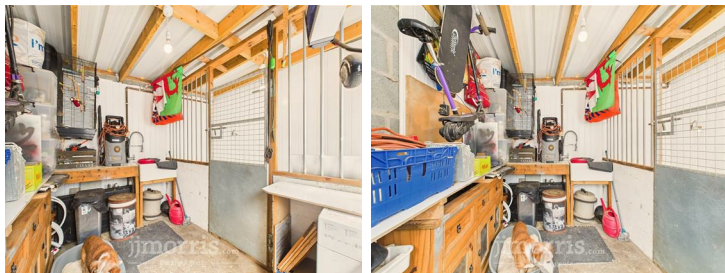
## Externally



There is a tarmac hardstanding to the fore allowing for Off Road Vehicle Parking with double wrought iron gates giving access onto the Council Road. A wrought iron gate leads to a path to the front door of the Property.

To the rear of the Property is a Paved Patio Path which gives access to a Rear Service Lane as well as a good size Paved Patio. There is also a:-

## Workshop



Of concrete block construction with a corrugated iron roof, Fuse box, thermostatic underfloor heating, part wall cladding, part tiled flooring, Belfast sink, space for dryer, plumbing for washing machine, plumbing for WC.

## Utilities & Services

Heating Source: Gas Mains

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band B

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## TENURE

Freehold with Vacant Possession upon Completion.

## REMARKS

45 Harbour Village is a comfortable Terraced 2 storey Dwelling House which has deceptively spacious 3 Bedroom accommodation benefiting from Gas Central Heating, uPVC Double Glazing, Loft Insulation and Wall Insulation to north west facing Kitchen/ Breakfast Room. It has a Concreted Patio/Hardstanding at the fore allowing for Off Road Parking as well as a split level Concreted Patio to the rear. It is ideally suited for a Couple, First Time Buyers, Retirement or for Investment purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.

## Broadband Availability

According to the Ofcom website, this property has standard, superfast and ultra fast broadband available, with standard speeds up to 0.8mbps upload and 8mbps download. Super fast speeds up to 20mbps upload and 80mbps download. Ultrafast speeds up to 950mbps upload and 950mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data - Limited

Three Voice - Likely & Data - Likely

O2 Voice - Likely & Data - Limited

Vodafone. Voice - Limited & Data - Limited

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## Anti Money Laundering & Ability To Purchase

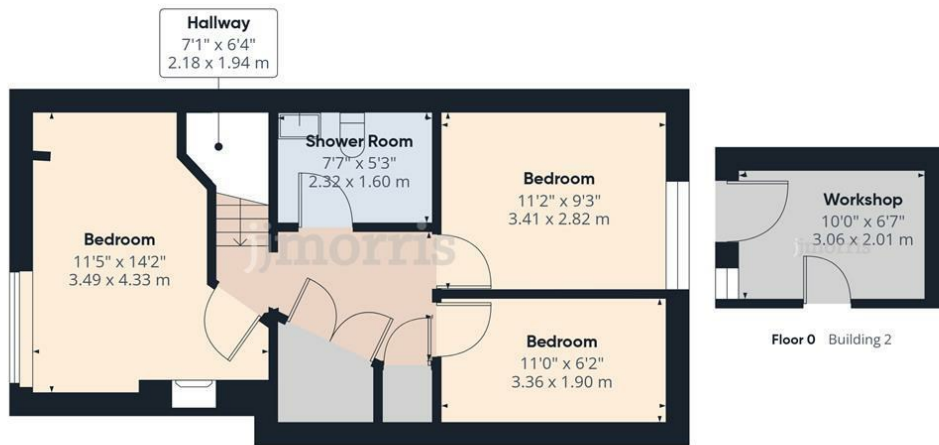
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

## Floor Plan



Floor 0 Building 1



Floor 1 Building 1

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Council Tax Band - B

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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