



Ferncliffe, Main Street, Goodwick, Pembrokeshire, SA64 0BL

Auction Guide £80,000

FOR SALE BY ONLINE AUCTION THURSDAY 1ST DECEMBER BETWEEN 12-2PM

- * An attractive Semi Detached 2 storey Dwelling House with Commercial potential.
- * Spacious 2/3 Reception, Kitchen, Bathroom and 4 Bedroom accommodation.
- * Mains Services connected. uPVC Double Glazing and partial E7 Electric Heating.
- * Rear concreted Patio and an elevated sloping Garden area with access off Goodwick Hill.
- * Detached Garage 16'6" x 15'0" with access off Goodwick Hill at the rear of the Property.
- * The Property is in need of modernisation and refurbishment.
- * Ideally suited for Investment purposes with excellent Commercial potential (subject to any necessary Consents).
- * EPC Rating E

AUCTION

The property is to be sold via online auction on THURSDAY 1ST DECEMBER 2022 12PM-2PM. You have to register via our website to view the legal pack and to bid. Please contact the office if you require any assistance.

Please note that we charge an administration fee of £1,000 inc VAT (£833.33 plus VAT).

VENDORS SOLICITORS

How to Register to View The Legal Pack & Bid

Please visit our website, jjmorris.com, then select auctions and click on the selected property. You will then be able to register to bid and view the legal pack.

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

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 and within a mile or so of the Twin Town of Fishguard.

Goodwick has the benefit of a few Shops, a Post Office/Store, Public Houses, Restaurants, Hotels, Cafes, a Fish & Chip Shop Cafe/Takeaway, a Primary School, Chapels, a Supermarket, Repair Garages and a Petrol Filling Station/Store.

The beach at The Parrog is within a third a mile or so of the Property and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm-yr-Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

The Twin Town of Fishguard is within a mile or so and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafés, Takeaways, Art Galleries, a Cinema/Theatre,

Supermarkets, a Petrol Filling Station and a Leisure Centre.

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range and 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.

Main Street is a mixed Commercial/Residential area which runs in a south westerly direction from the centre of Goodwick at Glendower Square

DIRECTIONS

From the office of Messrs JJ Morris at 21 West Street, turn left and continue 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 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 80 yards or so further on, take the first left into Main Street. Continue on this road for 50 yards or so and Ferncliffe is the first Property on the right hand side of the road. A 'For Sale' Board is erected on site.

DESCRIPTION

Ferncliffe comprises a Semi Detached 2 storey Dwelling House of predominantly solid stone construction with rendered and part coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

Porch

With ceiling light, attractive cornice and a glazed door to:-

Hall



10'2" x 3'6" (3.12m x 1.07m)

With archway to Inner Hall, attractive cornice, ceiling light, telephone point, 2 power points, storage heater and doors to Sitting Room and:-

Former Shop



15'5" x 11'10" (4.70m x 3.61m)

With ceiling light, uPVC double glazed window and door to Main Street, 6 power points, Terrazzo tile floor and door to:-

Store Room/Study



9'10" x 9'0" (3.00m x 2.74m)

With open beam ceiling, part Terrazzo tile floor, ceiling light, 2 power points, uPVC double glazed door to rear Patio and a door opening to Inner Hall.

Sitting Room



14'9" x 11'6" (4.50m x 3.51m)

With fitted carpet, Slate open fireplace, 2 alcoves (one with built in cupboard), attractive cornice, uPVC double glazed window, TV aerial cable, ceiling light, 4 power points and double sliding doors to:-

Kitchen/Breakfast Room



11'5" x 10'4" (3.48m x 3.15m)

With an inset single drainer stainless steel sink unit, range of floor and wall cupboards, part tile surround, uPVC double glazed window, mainly quarry tiled floor, cooker box, strip light, 4 ceiling spotlight, 10 power points, plumbing for automatic washing machine and door to:-

Inner Hall

With ceiling light and staircase to First Floor.

Half Landing



(Split Level). With uPVC double glazed window to rear.

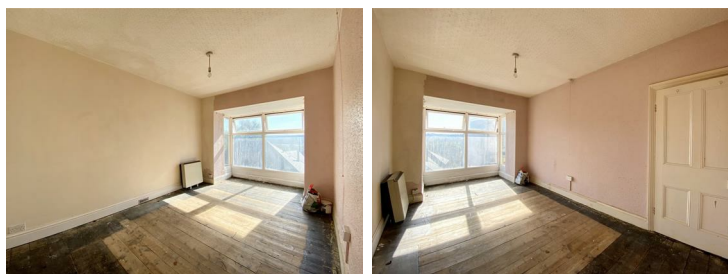
FIRST FLOOR

Landing



(Split Level). With Pine floorboards, 2 power points and ceiling light.

Bedroom 1



17'9" x 9'7" (5.41m x 2.92m)
(including uPVC double glazed bay window which affords Sea views to the Parrog), Pine floorboards, storage heater and 4 power points.

Bedroom 2



15'0" x 9'0" (4.57m x 2.74m)
With Pine floorboards, uPVC double glazed window (affording Sea views), storage heater, ceiling light and 6 power points.

Bedroom 3



11'3" x 8'2" (3.43m x 2.49m)
With uPVC double glazed window (affording Sea views), Pine floorboards, storage heater, ceiling light and 2 power points.

Study/Store Room



9'2" x 8'5" (2.79m x 2.57m)
With Pine floorboards, Velux window, ceiling light and 2 power points.

Inner Landing

With Pine floorboards and doors to Bathroom and:-

Bedroom 4



9'0" x 8'4" (2.74m x 2.54m)

With Pine floorboards, uPVC double glazed window, ceiling light and 2 power points.

Bathroom



7'4" x 7'0" (2.24m x 2.13m)

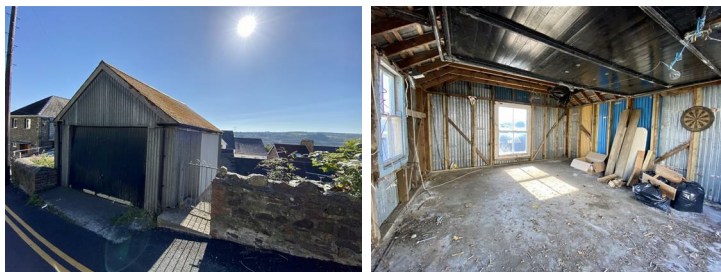
With white suite of pine panelled Bath, Wash Hand Basin and WC, Triton Electric Shower over Bath, glazed shower screen, extractor fan, shaver light/point, 2 uPVC double glazed windows, storage heater, towel rail, ceiling light and an Airing Cupboard with a copper hot water cylinder and immersion heater.

EXTERNALLY

Directly to the rear of the Property is a triangular shaped concreted Yard/Patio together with an elevated Garden which is accessed off Goodwick Hill. A doorway from the Rear Patio leads to a concrete path which links up with Main Street and giving the Property a rear Pedestrian Access.

Accessed off Goodwick Hill is a:-

Detached Garage



16'6" x 15'0" (5.03m x 4.57m)

Of timber and corrugated iron/box profile construction with a pitched slate roof. It has a metal up and over door and a concreted floor. Either side of the Garage are small areas of grounds which are suitable for storage or garden purposes.

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

SERVICES

Mains Water, Electricity and Drainage are connected. Gas available (but not connected). Telephone, subject to British Telecom Regulations. Partial Economy 7 Electric Heating. Partial Loft/Roof Insulation.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

Ferncliffe is a conveniently positioned Semi Detached 2 storey Dwelling House (formerly a Shop) which stands in a prime trading location on Main Street, Goodwick. It has spacious accommodation which is now in need of modernisation and refurbishment. It is uPVC Double Glazed and benefits from partial Economy 7 Electric Heating. There is a concreted yard to the rear together with an elevated Garden which can only be accessed off Goodwick Hill. There is also a good sized Detached Garage with access off Goodwick Hill.

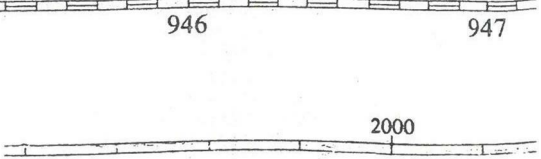


Ferncliffe,
Main Street, Goodwick, Pembrokeshire.

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vey, Chessington, Surrey,

Plan Not to Scale.

Plan for Identification Purposes Only.



Floor Plan

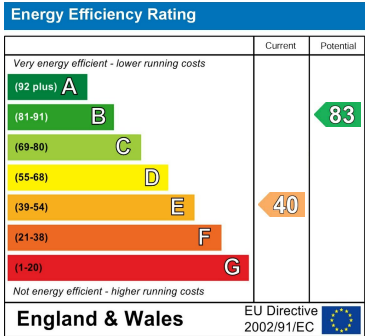


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

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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