

Innisfallen, Church Road, Goodwick, Pembrokeshire, SA64 0EH

Price Guide £230,000

- * A spacious Semi Detached 3 storey Dwelling House.
- * Comfortable 2/3 Reception, 4/5 Bedroom, Bathroom and Attic Store Room accommodation.
- * All Mains Services. Gas Central Heating. Double Glazed Windows and Doors.
- * Small Lawned Garden to fore with Flower Bed and elevated rear Lawned Garden from where superb Coastal Sea views can be enjoyed over Fishguard Bay to Dinas Head.
- * Ideally suited as a Family Home with potential to use the Second Floor as a Home Office, Studio or the like.
- * Early inspection strongly advised. Realistic Price Guide. EPC Rating F.

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 a few Shops, a Post Office/General Store, Primary School, Chapels, Public Houses, Hotels, a Cafe, Supermarket, Petrol Filling Station/Store and 2 Fish & Chip Shop Cafes/Takeaway's. There are Churches at Llanwnda, Fishguard and Manorowen which are all within a mile or so.

The twin Town of Fishguard is a mile or so distant 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, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets, a Post Office, Library and a Leisure Centre.

Fishguard Harbour is within a mile or so of the Property and provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The beach at The Parrog is within a half a mile or so and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm-yr-Eglwys, Newport Sands, Pwllcrochan, Abercastle, Aberbach, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay. There is also easy access from Innisfallen to The Pembrokeshire Coast Footpath.

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 of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, a Post Office, Library, Petrol Filling Stations, Repair Garages, a Leisure Centre, Further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links from Fishguard 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.

Church Road is a popular residential area which links the Main Street with Plas-y-Gamil Road. Innisfallen is situated within 350 yards or so of the centre of Goodwick and Glendower Square and the Shops at Main Street.

DIRECTIONS

From the Offices of Messrs J.J. Morris, turn left and proceed on this road for half a mile or so and on reaching the Bypass Roundabout, take the second exit, signposted

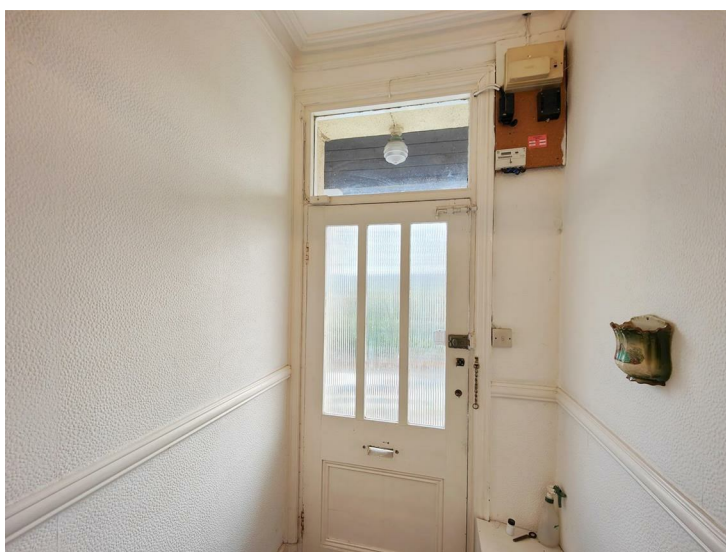
for Goodwick and Fishguard Harbour. Continue on this road for 550 yards or so and adjacent to Tesco Express, take the first exit at the roundabout, signposted for St Davids. Continue on this road for 250 yards or so and turn right. Proceed under the railway bridge and continue on this road for 200 yards or so and take the second sharp left turn into Church Road. Proceed up the hill for 100 yards or so and Innisfallen is situated on the right hand side of the road.

DESCRIPTION

Innisfallen comprises a Semi Detached 3 storey Dwelling House of stone and brick construction with mainly rendered and coloured elevations and part brick faced elevations under a pitched composition slate roof. Accommodation is as follows:-

Half Glazed Entrance Door to:-

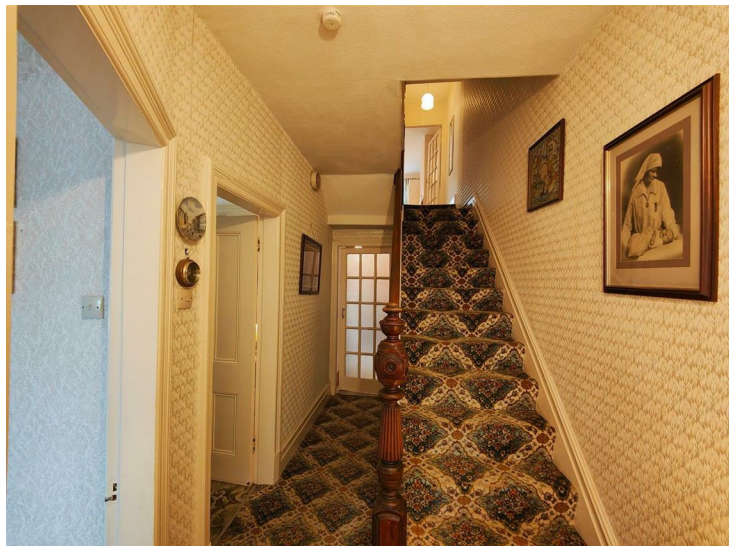
Porch



4'10" x 4'6" (1.47m x 1.37m)

With fitted carpet, Gas Meter, Electricity Meter and Fuse Box, dado rail, attractive cornice and a half glazed door to:-

Hall



17'6" x 6'0" (5.33m x 1.83m)

(maximum). With fitted carpet, double panelled radiator, pitch pine staircase to First Floor, attractive cornice, ceiling light, understairs storage/cloaks area, telephone point, 2 power points, smoke detector (not tested), 15 pane glazed door to Kitchen/Dining Room and doors to Living/Television Room and:-

Sitting Room



15'0" x 13'0" (4.57m x 3.96m)

(maximum measurement to include bay). With fitted carpet, attractive cornice, ceiling rose, ceiling light, uPVC double glazed bay window (affording Sea views over Fishguard Bay towards Dinas Head), double panelled radiator, Marble fireplace with a hardwood surround housing a coal effect Gas fire and 4 power points.

Living/Television Room



12'2" x 11'8" (3.71m x 3.56m)

With fitted carpet, radiator, Gas fire on a Marble hearth, uPVC double glazed window, attractive cornice, ceiling rose, ceiling light, TV aerial cable and 5 power points.

Kitchen/Dining Room



20'3" x 11'0" (6.17m x 3.35m)

(maximum). With ceramic tile floor, 2 uPVC double glazed windows, aluminium coated double glazed door to rear Patio and Garden, range of Oak fronted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, built in Stoves eye level Gas Single Oven/Grill, 4 ring Gas Cooker Hob, part tiled surround, concealed worktop lighting, Baxi Gas fire (heating domestic hot water and firing central heating), Honeywell Central Heating Timeswitch, ceiling light and a 3 ceiling spotlight, telephone point, part pine tongue and groove clad ceiling, plumbing for automatic washing machine, fridge and freezer recesses and 11 power points.

Three Quarter Landing

With fitted carpet, smoke detector (not tested), stairs to Main Landing and:-

FIRST FLOOR

Rear Landing

With fitted carpet and doors to Bedroom 3 and:-

Bathroom



7'10" x 5'9" (2.39m x 1.75m)

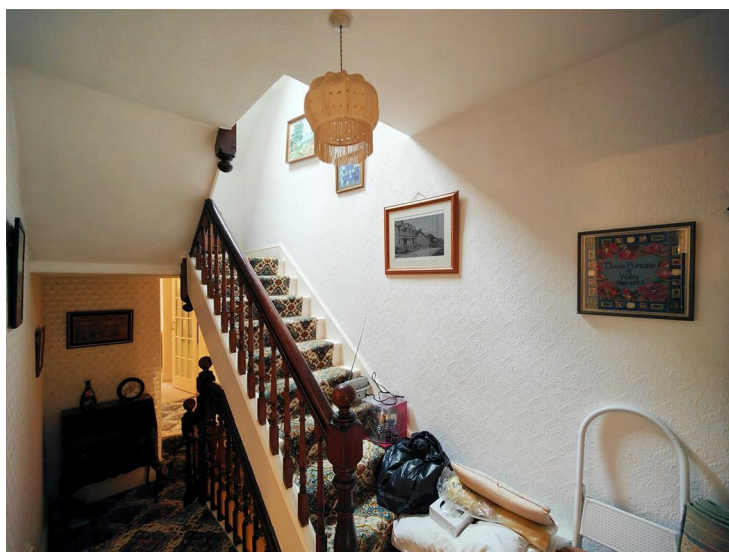
With fitted carpet, half tiled walls, radiator, white suite of panelled Bath, Wash Hand Basin and WC, Mira Sport Electric Shower over Bath, shower curtain and rail, uPVC double glazed window, towel rail, toilet roll holder, ceiling light, access to Loft and an Airing Cupboard with shelves housing a lagged copper hot water cylinder and immersion heater.

Bedroom 3



11'5" x 11'3" (3.48m x 3.43m)
plus door recess 3'0" x 1'6" (0.91m x 0.46m). With fitted carpet, ceiling light, uPVC double glazed window, radiator and 2 power points.

Main Landing



10'6" x 6'6" (3.20m x 1.98m)
("L" shaped maximum). With fitted carpet, ceiling light and staircase to Second Floor.

Bedroom 1 (Front)



15'0" x 11'7" (4.57m x 3.53m)
(maximum measurement to include bay). With fitted carpet, ceiling light, Wash Hand Basin in a vanity surround, wall mirror, shaver light/point, towel rail, uPVC double glazed bay window (affording Sea views over Fishguard Bay to Dinas Head), radiator, ceiling light, pullswitch and 2 power points.

Bedroom 4/Study (Front)



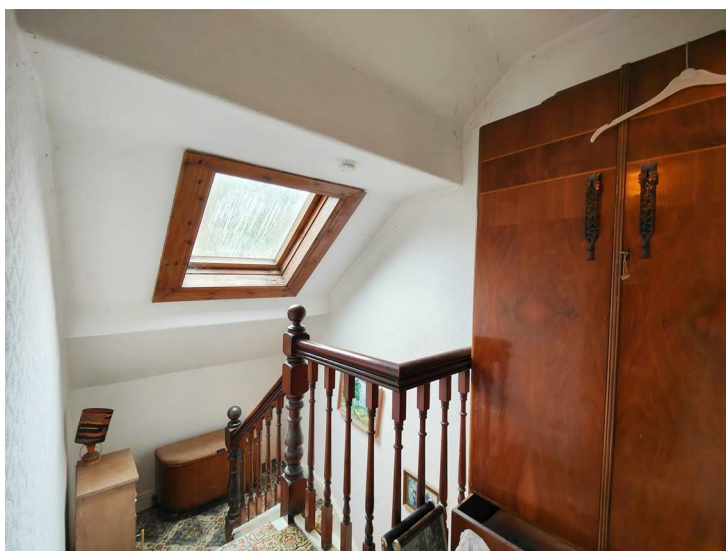
9'4" x 6'6" (2.84m x 1.98m)
With fitted carpet, radiator, uPVC double glazed window (affording Sea views over Fishguard Bay to Dinas Head), ceiling light, pullswitch and 1 power point.

Bedroom 2



12'6" x 11'11" (3.81m x 3.63m)
With fitted carpet, uPVC double glazed window, Wash Hand Basin in a vanity surround, wall mirror, shaver light/point, radiator, ceiling light, pullswitch and 2 power points.

Half Landing



6'0" x 3'9" (1.83m x 1.14m)
With fitted carpet and stairs to:-

SECOND FLOOR

Landing

6'0" x 5'9" (1.83m x 1.75m)

("L" shaped maximum). With fitted carpet, 1 power point, smoke detector (not tested) and a Velux window over stairwell.

Bedroom 5



12'0" x 8'11" (3.66m x 2.72m)

With fitted carpet, sloping ceiling, Velux window and ceiling light.

Attic Store Room



18'6" x 15'0" (5.64m x 4.57m)

("T" shaped maximum). With Pine floorboards, ceiling light, sloping ceiling and an aluminium coated double glazed window.

EXTERNALLY

Directly to the fore of the Property is a small Lawned Garden together with a Flower/Shrub border which is bounded by a rendered wall with a metal rail fence. There is a shared concreted Side Entrance with a pedestrian door leading to a rear Paved Patio/Yard which has a:-

Utility/Store Shed



7'3" x 5'0" (2.21m x 1.52m)

(approx). With plumbing for automatic washing machine and 2 power points. There is also an:-

Outside WC

4'0" x 3'0" (1.22m x 0.91m)

(approx).

Former Pantry/Cold Store

4'7" x 5'3" (1.40m x 1.60m)

and a:-

Tool Shed



4'0" x 3'6" (1.22m x 1.07m)

Steps from the rear Patio lead up to an elevated and gently sloping Lawned Garden which has a Flower and Shrub Border and a:-

Garden Shed



11'6" x 8'6" (3.51m x 2.59m)

Of timber and corrugated iron construction.

Beyond the Shed is a raised garden area with a Conifer Tree and Shrubs.

Superb Coastal Sea views over Fishguard Bay to Dinas Head can be enjoyed from the rear Garden.

SERVICES

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. Double Glazing throughout (mainly uPVC Double Glazed). Telephone, subject to British Telecom Regulations.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

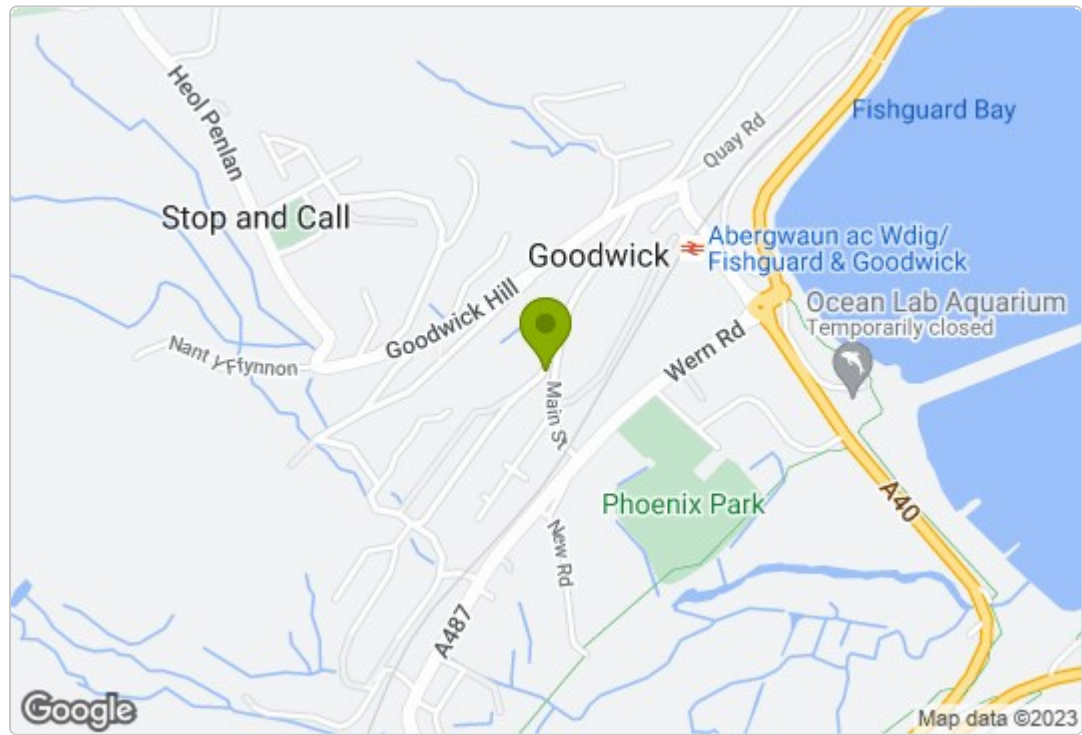
Innisfallen is a spacious Semi Detached 3 storey Residence which stands in a popular residential area within easy walking distance of the centre of Goodwick and The Pembrokeshire Coastline at The Parrog. The Property is in good decorative order benefiting from Gas Central and Double Glazing. It has a small Lawned Garden at the fore together with an elevated rear Lawned Garden from where superb Coastal Sea views can be enjoyed over Fishguard Bay to Dinas Head. It is ideally suited for Family purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.

Floor Plan

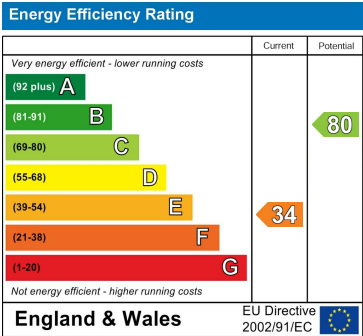


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced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

Area Map



Energy Efficiency Graph



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