



Llwynceilyn, Trefwrgi Road, Goodwick, Pembrokeshire, SA64 0JX

**Price Guide £449,500**

An attractive and deceptively spacious Detached 'L' shaped Dormer Bungalow residence which stands in a quiet location on the edge of Goodwick and being ideally suited for Family also with potential to convert the Integral Garage to an Annexe/Studio or the like, subject to any necessary consents. The Property has 3 Reception, Kitchen/Breakfast, Utility, Separate WC, 5 Bedrooms ( 2 En Suite) and Bathroom accommodation. In addition, it has a spacious Integral Double Garage together with Off Road Parking for 3/4 Vehicles and a good sized easily maintained Rear Lawned Garden. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



## Situation

Goodwick is a popular town which stands on the north Pembrokeshire Coastline and some 15 miles or so north of the County and Market Town of Haverfordwest.

Goodwick has the benefit of a few Shops, a General Store/Post Office, a Primary School, Chapel, Public Houses, Hotels, 2 Fish and Chip Shop Takeaways, Petrol Filling Station/Store and a Supermarket.

The Pembrokeshire Coastline at The Parrog is within three quarters of 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, Pwllgwaelod, Cwm yr Eglwys, Aberfforest, Aberhigian, Cwm and Newport Sands.

The well known Market Town of Fishguard is within a mile and a half or so of the Property which 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, Cafes, Public Houses, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, a Post Office, Library and a Leisure Centre.

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 from Fishguard along the Main A40 road 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.

Trefwrgi road is a popular residential area which stands on the eastern fringes of Goodwick and within three quarters of a mile or so of the centre and the Shops at Main Street.

## Directions

From the office 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. Continue on this road for 500 yards or so and upon reaching the roundabout adjacent to Tesco Express, take the first exit in the direction of St Davids. Continue on this road for in excess of half a mile and take the third turning on the right into Trefwrgi Road. Proceed up the hill for a quarter of a mile or so and Llwynceilyn is situated on the right hand side of the road. A 'For Sale' board is erected in site.

Alternatively from Haverfordwest take the Main A40 road north for 14 miles and upon reaching Fishguard and the

bypass roundabout, take the first exit in the direction of Goodwick and Fishguard Harbour. Continue on this road for in excess of half a mile and upon reaching the second roundabout, take the first 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 first exit in the direction of St Davids. Follow directions as above.

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## Description

Llwynceilyn comprises a Detached 2 storey Dormer Bungalow residence of cavity concrete block and brick construction with part brick faced and mainly rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

### Storm Porch

With hardwood double glazed entrance door to:-

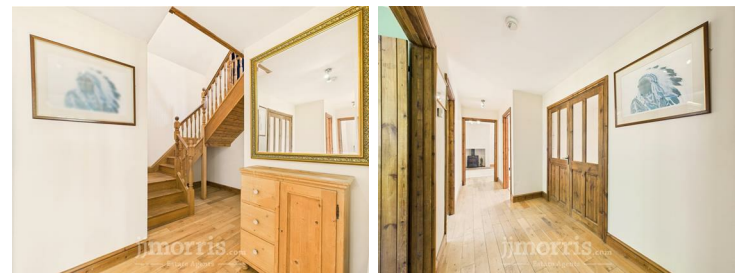
### Porch



9'5" x 9'2" (2.87m x 2.79m )

('L' shaped maximum). With Oak floorboards, double panelled radiator, 3 downlighters, Cloaks area with coat hooks and half glazed pine double doors to:-

### Hall



25'10" x 11'8" (7.87m x 3.56m )

('L' shaped maximum) With Oak floorboards, 2 no 2 ceiling spotlights, double panelled radiators, central heating thermostat control, Solid Oak staircase to First Floor and doors to Kitchen/Breakfast Room, Dining Room, Study and:-

## Living Room



22'0" x 13'1" maximum (6.71m x 3.99m maximum )  
With Oak floorboards, fireplace housing a Coalbrookdale Severn multifuel stove on a slate hearth, ceiling light and 2 wall lights, 2 TV points, telephone point, 12 power points, double glazed window, double panelled radiator and half glazed French doors to rear garden.

## Study/Office



7'11" x 6'7" (2.41m x 2.01m )  
With fitted carpet, radiator, double glazed window, 3 ceiling spotlight, telephone point and 6 power points.

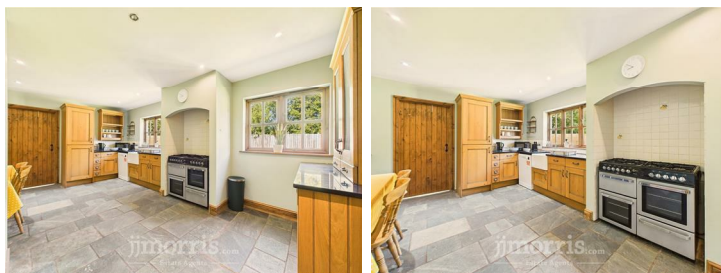
## Sitting Room



10'9" x 9'5" (3.28m x 2.87m )  
With fitted carpet, double glazed window, radiator, 3

ceiling spotlight, telephone point, TV point and 4 power points.

## Kitchen/Breakfast Room



19'4" x 13'1" maximum (5.89m x 3.99m maximum )  
With slate floor, 2 double glazed windows, 8 downlighters, range of Red Oak floor cupboards with granite worktops, Belfast sink with mixer tap, Inglenook style recess with tile splashback housing a Flavel Aspen 100 freestanding (dual fuel) cooker range with 2 Double Ovens, a Grill and an 8 ring Gas Cooker Hob, 10 power points, part tile surround, plumbing for dishwasher and doors to Play/Freezer Room and:-

## Utility Room



10'1" x 6'2" (3.07m x 1.88m )  
With ceramic tile floor, radiator, double glazed window, double glazed stable door to exterior, 4 ceiling spotlight, plumbing for automatic washing machine, worktop, 4 power points and door to:-



## Separate WC



6'2" x 3'5" (1.88m x 1.04m )

With ceramic tile floor, white suite of Wash Hand Basin and WC, extractor fan, mirror fronted bathroom cabinet, double glazed window, radiator, ceiling light, toilet roll holder and towel ring.

## Dining Room



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

With ceramic tile floor, double glazed window, strip light, double panelled radiator, 6 power points and pedestrian door to an Integral Double Garage/Workshop.

## First Floor

### Landing



With fitted carpet, 2 mains smoke detectors, 3 no 2 ceiling spotlights, 2 power points, double panelled radiator, 2 double glazed windows and an Airing Cupboard with radiator and shelves.

## Bathroom



8'2" x 7'10" (2.49m x 2.39m )

With vinyl floor covering, white suite of panelled Bath, Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Triton Zante electric shower, chrome heated towel rail/radiator, double glazed window, ceiling light, extractor fan, tile splashback and a mirror fronted bathroom cabinet.

## Bedroom 1



22'8" x 17'8" maximum (6.91m x 5.38m maximum ) with fitted carpet, 2 no 2 ceiling spotlights, double panelled radiator, 2 double glazed windows, TV point, telephone point, 8 power points and a built in double wardrobe with shelf, electric light and hanging rail. A door from the Bedroom leads to an:-

## En Suite Shower Room



7'6" x 6'0" (2.29m x 1.83m )

With white suite of WC, Wash Hand Basin and a tiled and glazed Quadrant Shower with a Triton Ivory 9 electric shower, ceiling light, extractor fan, chrome heated towel rail/radiator, vinyl floor covering, part tile surround, towel ring, toilet roll holder, shaver light/point and door to an undereaves storage space.

## Bedroom 2

21'8" x 12'8" (6.60m x 3.86m )

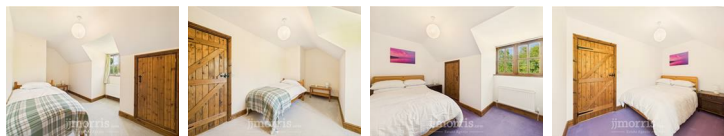
With fitted carpet, 2 double glazed windows, built in wardrobe with hanging rail, access to an Insulated Loft, double panelled radiator, TV point, 6 power points, recessed shelf/alcove, 3 ceiling spotlight and door to:-

### En Suite Shower Room

6'4" x 4'2" (1.93m x 1.27m )

With fitted carpet, white suite of Wash Hand Basin, WC and a tiled and glazed Shower Cubicle with a thermostatic shower, ceiling light, tile splashback, fitted carpet, extractor fan and a chrome heated towel rail/radiator.

### Bedroom 3



14'5" x 9'11" (4.39m x 3.02m )

With fitted carpet, double panelled radiator, ceiling light, 4 power points, recessed shelf/alcove and a double glazed window.

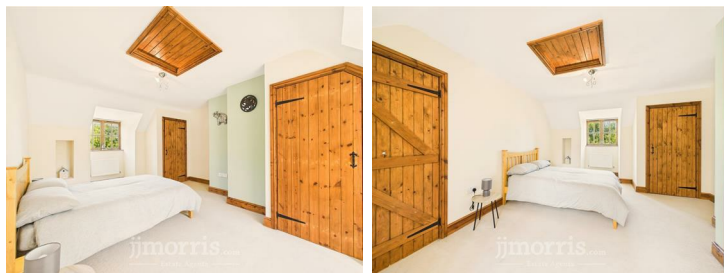
### Bedroom 4



15'0" x 10'2" maximum (4.57m x 3.10m maximum )

With fitted carpet, double glazed window, built in wardrobe, double panelled radiator, ceiling light and 4 power points.

### Bedroom 5



11'8" x 10'2" (3.56m x 3.10m )

With fitted carpet, ceiling light, built in wardrobe, double panelled radiator, 4 power points and a double glazed window.

### Externally



Adjoining the Property is an:-

### Integral Double Garage/Workshop



20'2" x 19'1" (6.15m x 5.82m )

With double wooden doors, double glazed window, electricity consumer unit, Vaillant wall mounted Gas Combination boiler (heating domestic hot water and firing central heating), Honeywell central heating timeswitch, mains smoke detector, 3 strip lights, fitted work bench, 6 power points and a pedestrian door to Play/Freezer Room.

Directly to the fore of the Property is a Presscrete coloured concrete hardstanding area allowing for Off Road Parking and Turning Space for 3/4 Vehicles. In addition, there are Flowering Shrub Borders with Hydrangeas and a concrete path surround gives access to a good sized enclosed rear Lawned Garden.

2 Outside Water Taps and 3 Outside Electric Lights including a Lantern Light.

### Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. Double Glazing. Cavity Wall, Floor and Loft Insulation. Telephone, subject to British Telecom Regulations. Wiring for Satellite TV. Fibre Optic Broadband.

### Tenure

Freehold with Vacant Possession upon Completion.

### Remarks

Llwyncelyn is a deceptively spacious detached 'L' shaped dormer bungalow residence which stands in easily maintained Gardens and Grounds on the edge of Goodwick and being ideally suited for Family. The Property is in good decorative order throughout and has the benefit of Gas Central Heating, Double Glazing and Cavity Wall, Loft and Floor Insulation. In addition, it has a spacious Integral Double Garage/Workshop which has potential to convert into an Annexe or Studio suitable for a teenager, elderly dependant or even for Air BnB. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



Floor Plan

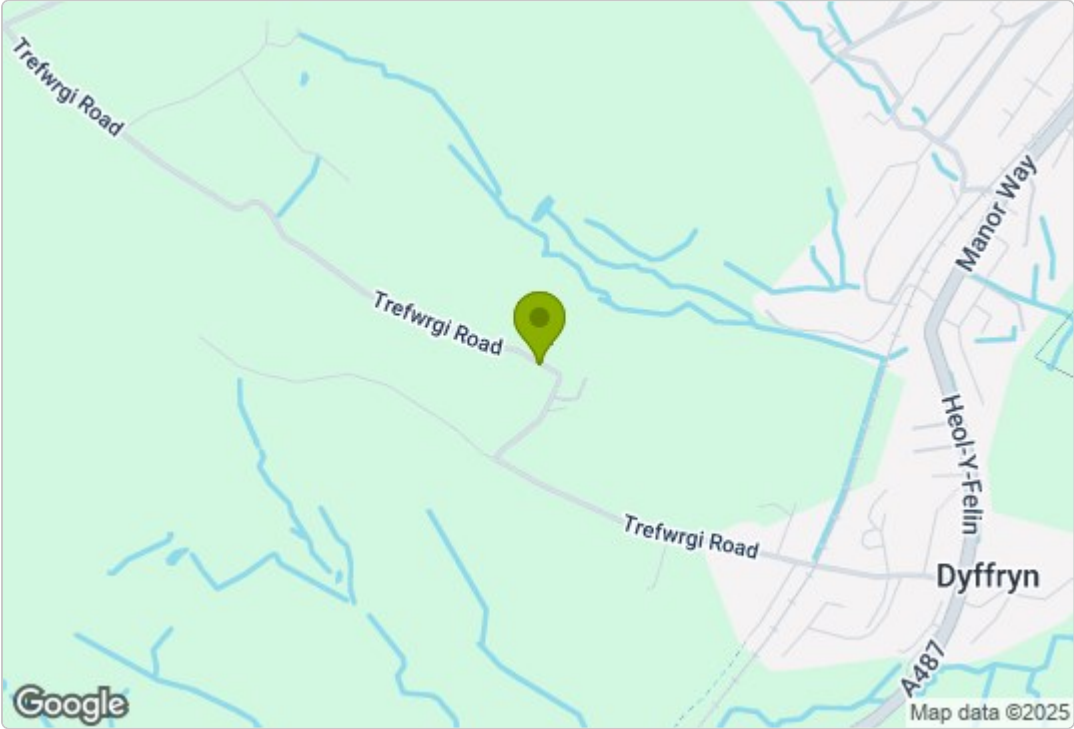


Floor 0



Floor 1

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	82
England & Wales		EU Directive 2002/91/EC

Council Tax Band - G

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.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com