



16 Plas Y Gamil Goodwick, SA64 0EL

**Price Guide £184,950**

- \*Well-appointed 3 Bedroom Terraced House,
- \*Walking distance to Pembrokeshire Coast Path and local beaches,
- \*Renovated and Refurbished throughout to a high standard,
- \*Gas fired Central Heating, uPVC Double Glazing and Loft Insulation,
- \*Rear Lawned Garden, Off Road parking via rear access lane, and Road Parking,
- \*EPC RATING C
- \*Council Tax C



## 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 several Shops, a Post Office/Store, Public Houses, Restaurants, Hotels, Cafes, a Fish & Chip Shop Cafe/Takeaway, a Primary School, Chapels, a Supermarket, Repair Garage and a Petrol Filling Station/Store.

The beach 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 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 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.

Plas y Gamil road is a popular residential area which is conveniently situated to the Main Street, Goodwick and its amenities.

## Directions

From the Offices of Messrs J. J. Morris as 21 West Street turn left and proceed in the direction of Goodwick for half a mile. At the first roundabout take the second exit signposted to Goodwick and Fishguard Harbour. Continue on this road for 500 yards or so and upon reaching the second roundabout, turn left in the direction of St David's. Continue on this road for 250 yards or so and take the first turning on the right. Proceed under the Railway Bridge and continue on this road for 200 yards or so and take the second turning on the left into Church Road which leads into Plas-y-Gamil Road. Continue up the hill for a hundred yards or so into Plas-y-Gamil Road and No 16 is located on the right hand side of road.

## Description

16 Plas-y-Gamil Road comprises a Terraced two storey dwelling house of stone and brick construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

### Hallway



Stairs rising off to the first floor, exposed red brick walls, tiled flooring, radiator, door to :-

### Open Plan Living/Dining Room



Log burner with feature surround and slate hearth, double glazed Upvc windows to the front and rear, Two Vertical radiators, coved ceiling, under stairs storage, part wooden effect flooring, part carpet flooring, door to :-

### Kitchen



Having a range of wall and base units with complimentary work top surfaces, 1.5 inset sink and drainer, integrated gas hob with extraction built over, built in oven, double glazed Upvc window to the rear, spot lights, part tiled walls, wooden effect flooring, door to :-

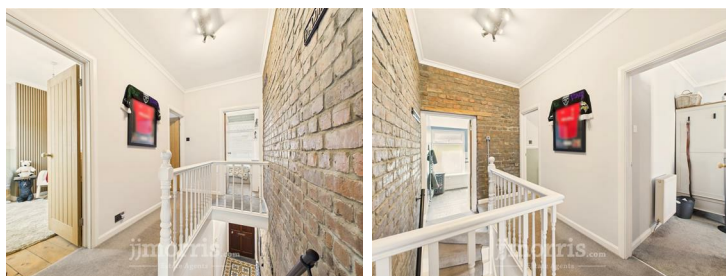
## Utility



Double glazed Upvc window to the rear, plumbing for a washing machine, space for a fridge/freezer, radiator, spot lights, wooden effect flooring, Upvc door to garden.

## First Floor

### Landing



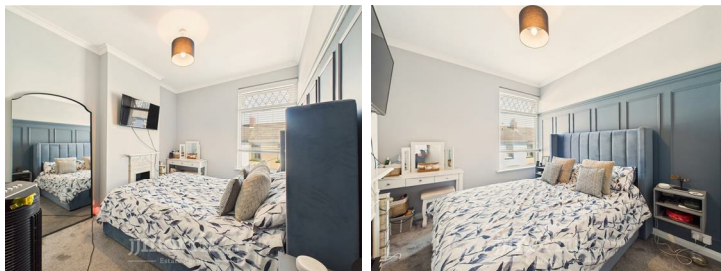
Exposed red brick walls, coved ceiling, doors to :-

### Bedroom One (Front)



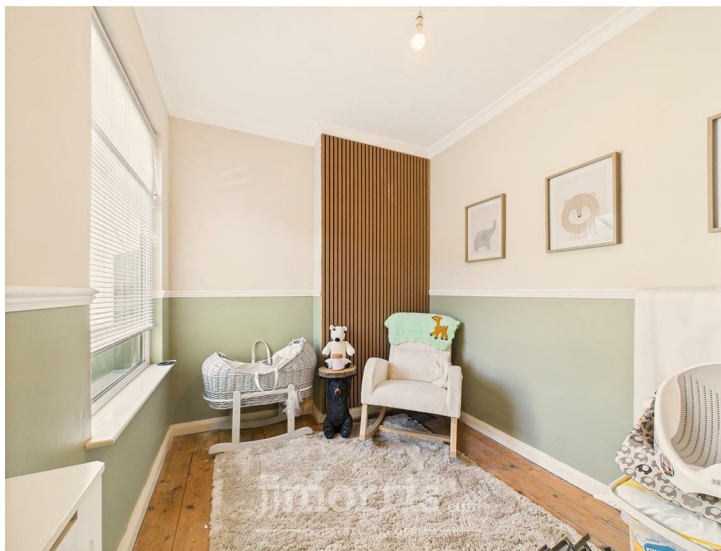
Double glazed Upvc window to the front, coved ceiling, loft access, radiator, fitted carpet

## Bedroom Two (Front)



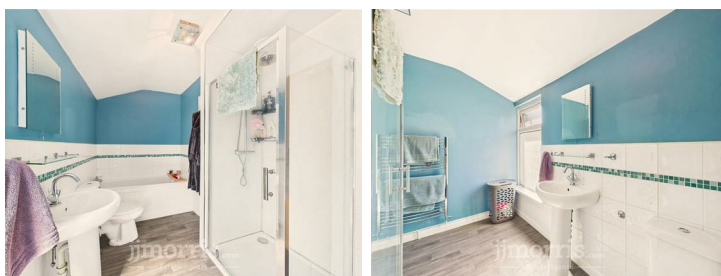
Double glazed Upvc window to the front, coved ceiling, fire place with feature surround, radiator, part wooden panel walls, fitted carpet

## Bedroom Three (Rear)



Double glazed Upvc window to the rear, coved ceiling, dado rail, part wooden panel walls, radiator, exposed wooden flooring

## Bathroom



Low flush WC, pedestal wash basin, Bath, walk-in shower, part aqua wall panels, part tiled walls, heated towel rack, double glazed Upvc window to the rear, vinyl flooring, Door to Boiler room

## Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Loft Insulation. Council Tax C

## Remarks

16 Plas-y-Gamil Road is a comfortable, well appointed Terraced House which has been renovated and refurbished throughout to a high standard. It is in

excellent decorative order benefiting from Gas fired Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has a walled and railed forecourt, rear patio and lawned garden as well as off road vehicle parking space. Suited for Family, or Letting purposes and is offered "For Sale" at a realistic asking price. Early inspection is strongly advised.

### **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.

### **Broadband Availability**

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.9mbps upload and 8mbps download and Superfast 20mbps upload and 80mbps 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 - Likely & Data - Likely

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.

### **RIGHTS OF WAY**

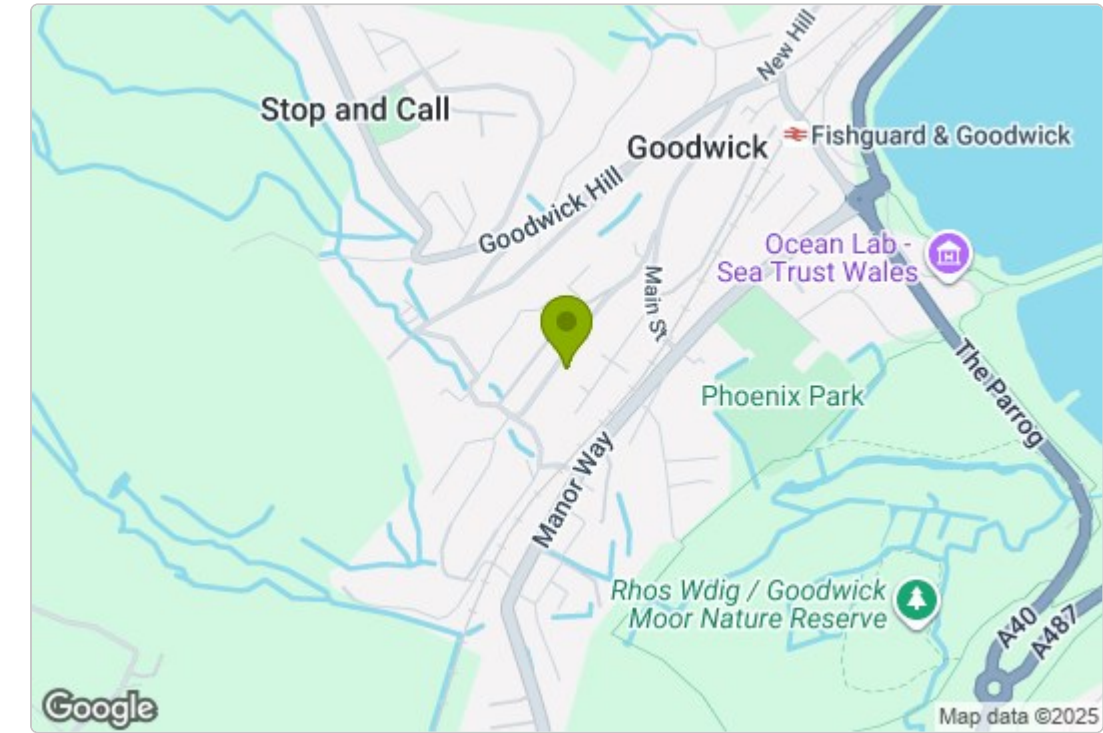
Rights of Way: The property enjoys Vehicular and Pedestrian access rights over the rear Service Lane.



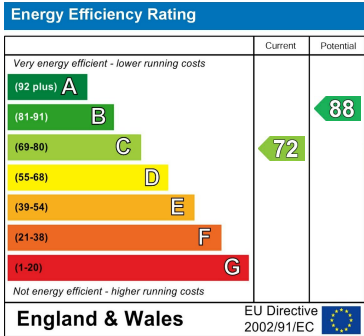
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - C

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.