

The Ferry Boat Guest House, Dyffryn

£550,000 Freehold

Well-presented 6-bed guest house in coastal Goodwick, near beach and ferry. En-suites, flexible layout. Ideal as a business or spacious home. Great location and investment potential.

Council Tax band: TBD

Tenure: Freehold



Discover a rare opportunity to own a well-presented 6-bedroom guest house in the heart of Goodwick, a charming coastal village on the edge of the Pembrokeshire National Park. Ideally located just minutes from the beach, ferry terminal, and scenic coastal paths, this property offers both a hospitality venture and the potential to revert to a spacious residential home if desired.

The guest house features comfortable en-suite bedrooms, inviting communal areas, and a warm, welcoming atmosphere that keeps guests coming back. Its flexible layout means it can continue operating as a thriving guest house or easily be converted back into a stylish family residence.

With trade potential, excellent local amenities, and a prime coastal location, this property represents a unique investment or lifestyle opportunity in West Wales.

Hallway

Timber flooring, door to the front

WC

WC, hand basin, frosted double glazed uPVC window to the front

Dining area

Fitted carpet, kitchen area with base units, Double glazed uPVC window to the front, uPVC double doors to the front, double glazed uPVC window to the rear

Kitchen

Stainless steel preparation areas, professional hob and oven, windows to the rear

Bedroom 1

Fitted carpet, 2 x double glazed uPVC windows to the front

En-suite

Fully tiled shower room, WC, hand basin

Bedroom 2

Fitted carpet, double glazed uPVC window to the front

En-suite

Fully tiled shower room, WC, hand basin

Laundry Room

Tiled flooring, tiled splash back, base units, uPVC door with glass panel insert

Bedroom 3

Fitted carpet, double glazed uPVC window to the front

En-suite

Fully tiled shower room, WC, hand basin

Bedroom 4

Fitted carpet, 2 x double glazed uPVC windows to the front

En-suite

Fully tiled shower room, WC, hand basin

Bedroom 5

Fitted carpet, double glazed uPVC window to the front

En-suite

Fully tiled shower room, WC, hand basin

Bedroom 6

Fitted carpet, double glazed uPVC window to the front

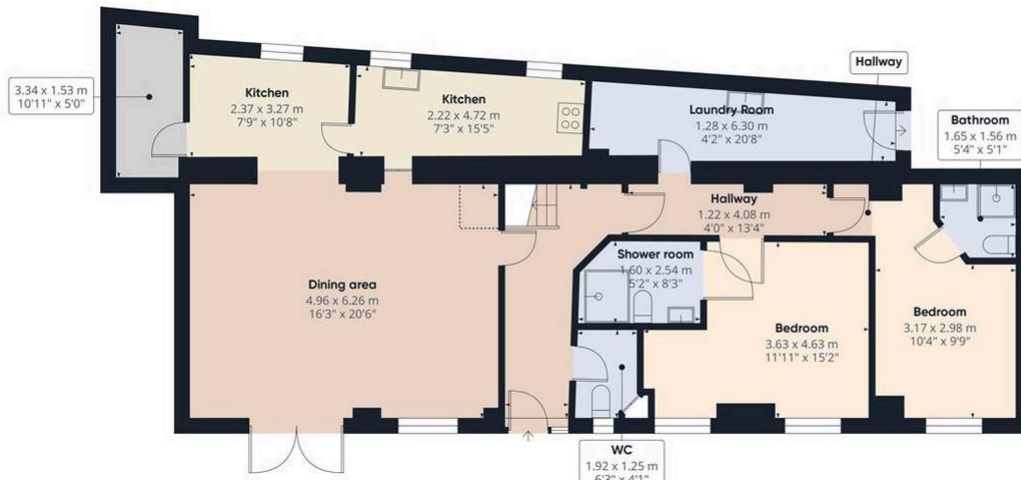
En-suite

Fully tiled shower room, WC, hand basin

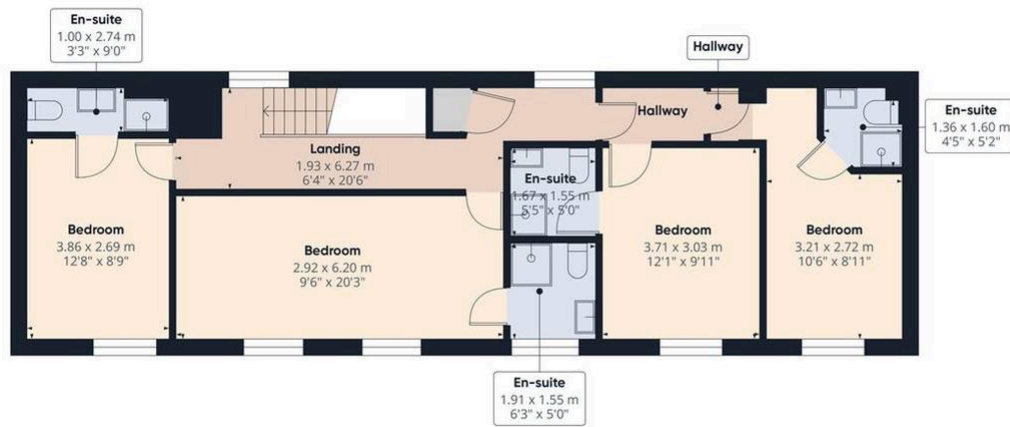


FRONT GARDEN

To the front, there is private parking for multiple vehicles, ideal for residents and Airbnb guests alike



Floor 0



Floor 1

Approximate total area⁽¹⁾

184.6 m²
1989 ft²

Reduced headroom

0.7 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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