



## Banc Yr Afon & Guest House, Dyffryn, Goodwick

£895,000 Freehold

Superb three-bed home plus attached six-bed guest house in Goodwick, Pembrokeshire. Ideal for family living with income potential. Close to coast, harbour, and local amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



We are delighted to introduce this exceptional opportunity located in the sought-after coastal village of Goodwick, Pembrokeshire. This impressive property offers not only a beautifully maintained three-bedroom semi-detached home, but also an attached and fully operational six-bedroom guest house, currently run as a holiday-let business. Together, they present a unique and versatile purchase, perfect for buyers seeking a quality family residence with the added benefit of an established income.

The main three-bedroom home is presented in excellent condition throughout, offering bright and spacious accommodation with a warm, contemporary feel. Thoughtfully laid out and tastefully finished, it provides comfortable everyday living with modern amenities and generous natural light, making it immediately appealing and ready for its new owners.

Adjoining the home is a well-designed six-bedroom guest house that has built a strong reputation. The space is set up for ongoing success, appealing to families, walkers, and coastal holidaymakers who flock to Pembrokeshire year-round. For prospective buyers, the commercial potential is outstanding, whether continuing as a hospitality business, creating guest accommodation, or adapting the space for extended family living.

Set moments from Goodwick's charming waterfront, scenic harbour views, and the famous Pembrokeshire Coast Path, the property enjoys the best of coastal living. Just a short distance away is the vibrant town of Fishguard, offering a wider range of shops, cafés, restaurants, schools, and transport links, including ferry services to Ireland and direct rail connections. This combination of convenience, natural beauty, and tourism appeal makes the area highly desirable for both residents and visitors.

**Porch**

Wood effect tiled flooring, uPVC door with glass panel insert, double glazed units

**Living room and Kitchen**

Wood effect tiled flooring, log burner with exposed brick, feature marble island, matching base and wall units, integrated appliances, 2 x double glazed uPVC windows to the front

**Snug / Bedroom 3**

Wood effect tiled flooring, double glazed uPVC French doors to the front, uPVC door with glass panel insert to the rear

**Shower Room**

Fully tiled shower room, hand basin close coupled toilet, storage, corner shower

**Landing**

Fitted carpet, double glazed uPVC window to the rear

**Bedroom 1**

Fitted carpet, built in storage, double glazed uPVC window to the front

**Bedroom 2**

Fitted carpet, double glazed uPVC window to the front, Skylight

**Bathroom**

Fully tiled bathroom, bath, shower in cubicle, close coupled toilet, wash hand basin with storage, frosted double glazed uPVC window to the front

**Guest House****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

**Inner hallway**

Fitted carpet

**Bedroom 1****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

**Landing**

Fitted carpet

**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

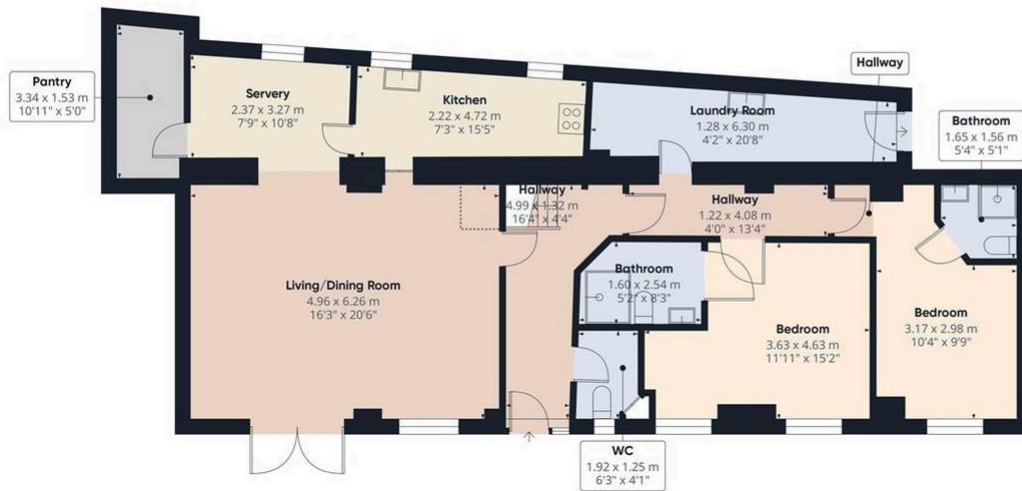
**Outbuilding**

EV charging point, electric, electric door, double glazed uPVC window to the side, uPVC door with glass panel insert



## **GARDEN**

Externally, the property offers exceptional outdoor space designed for both practicality and relaxation. To the front, there is private parking for up to nine vehicles, ideal for residents and Airbnb guests alike. To the side, the main residence enjoys an enclosed, tiered garden, providing a secure and attractive setting. This includes a spacious patio area with a covered seating space, perfect for year-round outdoor dining and entertaining. The garden also features a low-maintenance astro-turfed section, a greenhouse, and a versatile outbuilding, offering excellent storage or workshop potential. Altogether, the outdoor areas are thoughtfully arranged to complement both family living and guest use.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

184.6 m<sup>2</sup>

1989 ft<sup>2</sup>

Reduced headroom

0.7 m<sup>2</sup>

8 ft<sup>2</sup>

(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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