



## 37 Harbour Village, Goodwick – SA64 0DY

£169,950 Freehold

- \*An attractive well appointed Terraced 2 storey Dwelling House.
- \*Recently tastefully Modernised and Refurbished to an extremely high standard.
- \*Gas Central Heating, uPVC Double Glazing and Loft Insulation.
- \*Tarmacadamed hardstanding to fore allowing for Off Road Vehicle Parking Space.
- \*Easily maintained Concreted and Ornamental Stone Patio Garden to rear, Flowering Shrubs and a Garden Shed.
- \*Rear pedestrian access and within a 10 yard walk of the Car Park at the rear.
- \*Ideally suited for First Time Buyers, a Couple, Retirement or for Investment purposes.
- \*Inspection essential. Realistic Price Guide.

## Situation

Harbour Village is a popular elevated Residential area of Goodwick which stands on the headland overlooking the Harbour and Fishguard Bay. 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. There are Churches at Manorowen, Fishguard, and Llanwnda which are all within a mile or so. Fishguard Harbour being close by, provides a Ferry Terminal for Southern Ireland and in addition, there is a Railway Station. The twin town of Fishguard is within a mile and a half or so of Harbour Village and 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, Public Houses, Take-Aways, Cafes, Art Galleries, a Cinema/Theatre, Supermarkets a Leisure Centre and a very good Bakery.

## Directions

From the offices 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. Proceed on this road for 500 yards or so and upon reaching the roundabout adjacent to Tesco Express, take the second exit (straight on) and proceed up to Goodwick. Upon reaching the Rose and Crown Public House, turn left and some 30 yards or so further on, take the first sharp right hand turn into New Hill. Proceed up the hill for approximately half a mile and upon reaching Harbour Village, 37 Harbour Village is situated on the left hand side of the road. A "For Sale" Board is erected on site.

## Description

37 Harbour Village comprises a Terraced 2 storey Dwelling House of solid stone, brick and cavity concrete block construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

### Storm Porch

With uPVC double glazed door to:-

### Open Plan Living/Dining Room

Dimensions: 6.02m x 4.06m (19'9" x 13'4"). With ceramic tile floor, 2 double panelled radiators, coved ceiling, 2 ceiling roses and 2 ceiling lights, feature fireplace with slate hearth, display alcove, understairs Cloaks/Broom Cupboard, uPVC double glazed window with wooden blinds, telephone point, mains smoke detector, 6 power points, staircase to First Floor and door to:-

## Landing

Dimensions: 1.22m x 0.99m (4'0" x 3'3"). With fitted carpet, mains smoke detector, ceiling light, access to an Insulated Loft and doors to Bedroom 2 and:-

### Bedroom 1 (Front)

Dimensions: 4.09m x 3.25m maximum (13'5" x 10'8" maximum). With uPVC double glazed window with wooden blinds (affording sea views), fitted carpet, double panelled radiator, ceiling light, mains smoke detector, telephone point, built in Wardrobe/Cupboard, wall alcove and 4 power points.

### Bedroom 2 (Rear)

Dimensions: 3.10m x 2.51m (10'2" x 8'3"). (L' shaped maximum) With fitted carpet, radiator, uPVC double glazed window with wooden blinds, mains smoke detector, 4 power points and a built in Wardrobe with shelves and hanging rail.

## Externally

Directly to the fore of the Property is a Tarmacadamed Hardstanding which allows for Off Road Vehicle Parking Space. To the rear of the Property is a Concreted Patio and beyond is an Ornamental Stone Patio Garden with Flowering Shrubs, a Yucca, Roses etc etc. There is also a:-

### Garden Store Shed

Dimensions: 3.51m x 2.67m (11'6" x 8'9"). Of concrete block construction with a box profile roof. It has pedestrian double doors leading out onto the rear Service Lane and a uPVC double glazed window and a pedestrian door leading off the rear garden. 2 Outside Electric Lights and an Outside Water Tap. The boundaries of 37 Harbour Village are coloured red on the attached Plan to the Scale of 1/2500.

## Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Loft Insulation. Telephone subject to British Telecom Regulations. Broadband Connection.

## Tenure

Freehold with Vacant Possession upon Completion.

## Remarks

37 Harbour Village is a comfortable, well appointed Terraced 2 storey Dwelling House which stands in this popular elevated residential area of Goodwick, from where superb Coastal Sea Views can be enjoyed over Fishguard Bay to Dinas Head and beyond. The Property is in excellent decorative order benefitting from Gas Central Heating, uPVC Double Glazing and Loft

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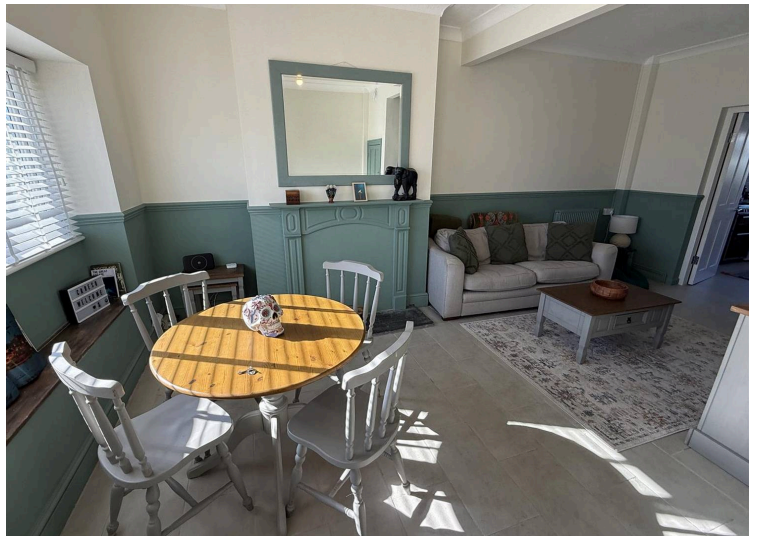
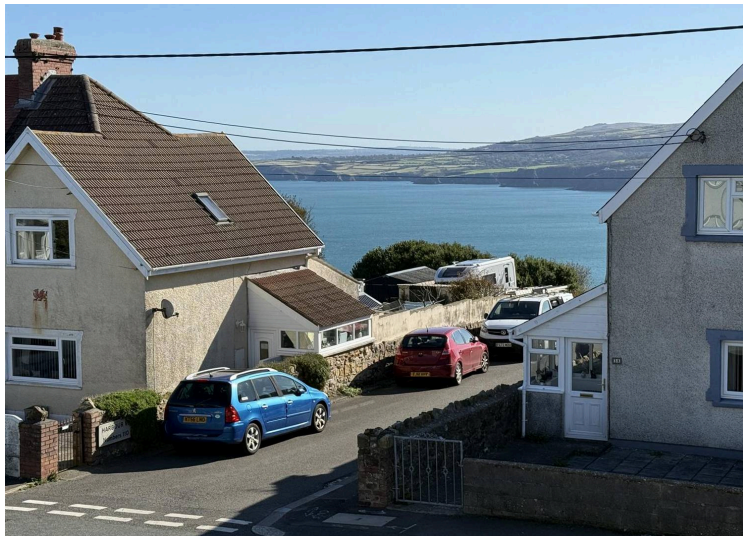
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You can include any text here. The text can be modified upon generating your brochure.

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