



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.



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Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- 6 Bedrooms
- Off-road parking
- Investment opportunity
- Coastal location

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

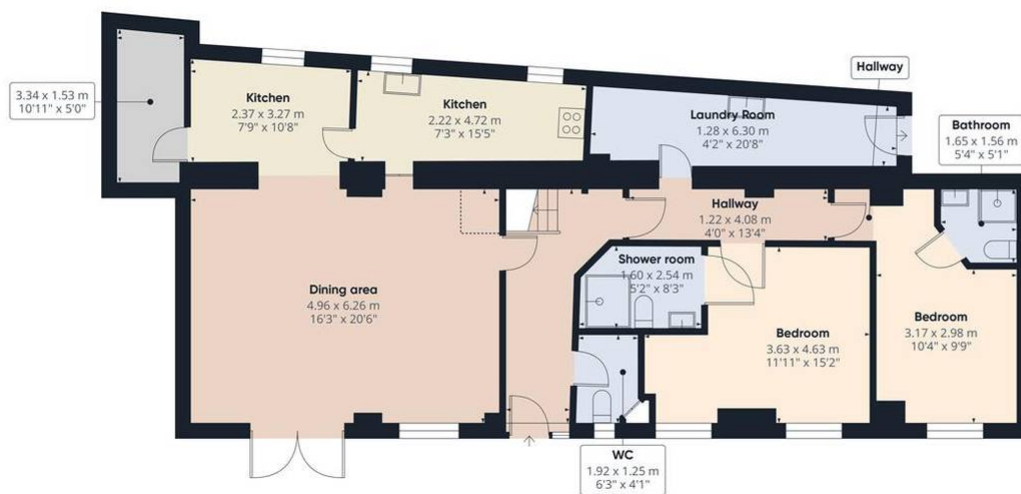
Fully tiled shower room, WC, hand basin

Outside

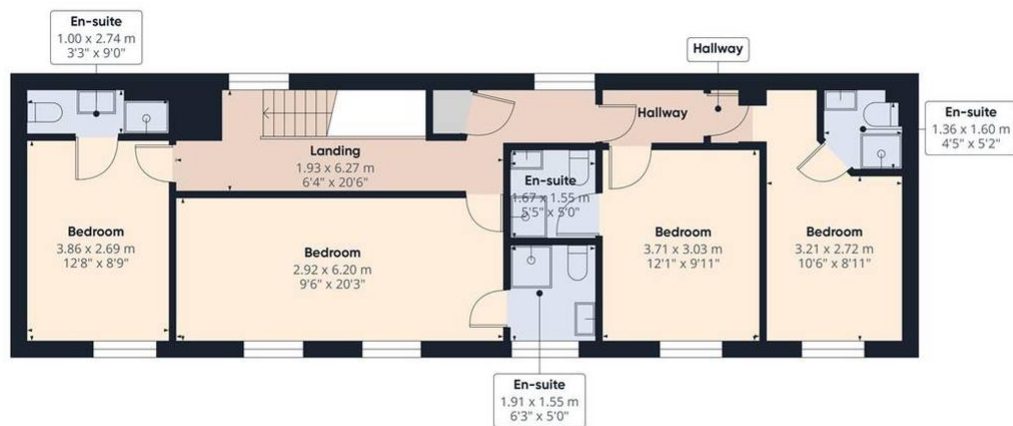
To the front, there is private parking for multiple vehicles, ideal for residents and Airbnb guests alike

Additional Information

Tenure: Freehold Services: We are advised all mains are connected Local Authority: Pembrokeshire County Council Mobile Phone Reception: Likely/Limited depending on provider Broadband: Ultrafast available Buyers should make their own enquiries.



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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