



39 Harbour Village, Goodwick SA64 0DY

Offers in the region of £132,500

- 2 Bed Terraced House
- Sea Views
- Off Road Parking
- Low Maintenance Garden
- Ideal 1st Buy Or Investment
- EPC Rating TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-108)	A		
(81-91)	B		88
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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WK/RO/78281/191120

DESCRIPTION

A mid terrace house set in the popular Harbour Village.. The property was upgraded by the present owners and offers good sized accommodation which includes a modern kitchen and bathroom. There are sea views from the first floor bedroom and the sitting room, off road parking to the front and low maintenance gardens to the rear. Harbour village has a viewpoint which enjoys stunning views across the sea, over the bay and towards Dinas Head and Fishguard. Goodwick also has the Stena Ferry Harbour which crosses to Rosslare in Ireland, the train station with links to London plus a pretty sandy beach. There is an hourly bus service to Goodwick and across to Fishguard which has links to the larger towns of Haverfordwest and Cardigan. This is an ideal first time buy or investment property. NO CHAIN.

LIVING/DINING ROOM

19'2 x 11'9 (5.84m x 3.58m)
Enter via double glazed front door, double glazed window to front, fireplace with alcove cupboard to side, telephone point, stairs to first floor with storage cupboard under, laminate flooring, 2 radiators, double doors to:

KITCHEN

11'5 x 10'7 (3.48m x 3.23m)
Range of fitted wall and base units with worktops over, stainless steel single drainer sink with mixer tap, electric oven, 4 ring gas hob with extractor hood over, plumbing for washing machine, wall mounted Worcester gas fired boiler servicing hot water and central heating, laminate flooring, radiator, double glazed window to rear, double glazed French doors to rear.

FIRST FLOOR LANDING

Velux window, access to loft, laminate flooring.

BEDROOM 1

13'2 x 10'7 (4.01m x 3.23m)
Double glazed window to front with sea views, ceiling down lighters, laminate flooring, radiator.

BEDROOM 2

10'8 x 10'2 (3.25m x 3.10m)
Double glazed window to rear, Velux window, laminate flooring, radiator.

BATHROOM

Suite comprising bath with shower attachment over and shower door, WC, wash hand basin, airing cupboard with shelving and radiator, extractor fan, Velux window, ceiling down lighters, tiled flooring, towel radiator.

N.B there is a small part of the bathroom which is a flying freehold.

EXTERNALLY

To the front of the property is a tarmac driveway providing off road parking. To the rear is a yard which leads to the good sized gravelled garden area. A gate gives access to a rear pedestrian lane. There is also an external water tap.

SERVICES

We are advised mains water, electricity, gas and drainage are connected to the property.

VIEWING

By appointment with the selling Agents on 01348 873070 or e-mail fishguard@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Fishguard take West Street towards Goodwick . On reaching the roundabout by the harbour go straight across onto Goodwick Square. Take the turning to the right up the hill towards Harbour Village. On reaching the village, proceed along you will find number 39 on the left hand side identified by our John Francis For Sale board.