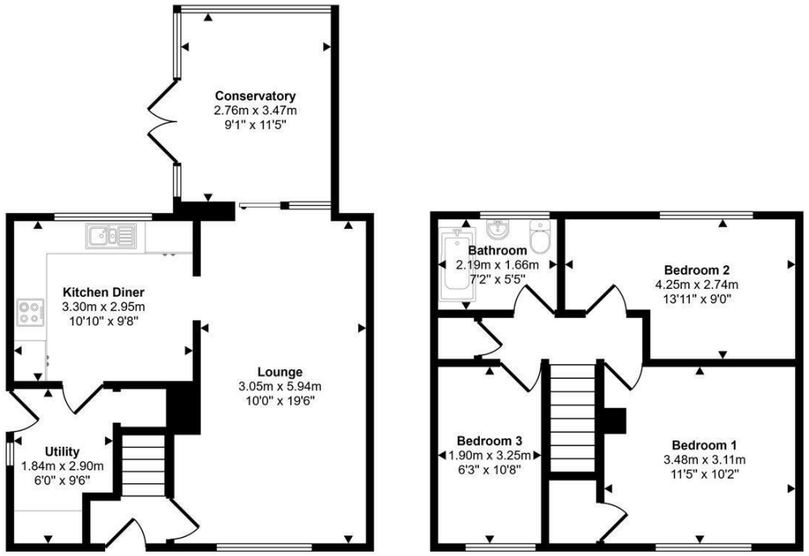
Approx Gross Internal Area
89 sq m / 956 sq ft



Ground Floor
Approx 50 sq m / 533 sq ft

First Floor
Approx 39 sq m / 423 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water
HEATING: Gas Central Heating
TAX: Band B

We would respectfully ask you to call our office before you view this property internally or externally

AMA/ESL/09/26/OK

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
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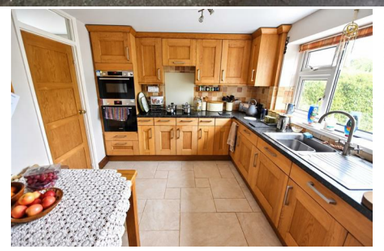
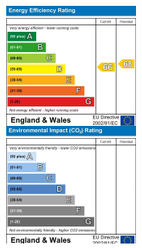


31 Heol Penlan, Stop And Call, Goodwick, Pembrokeshire, SA64 0EZ

- **Semi Detached House**
- **Conservatory**
- **Open Plan Lounge/Diner**
- **Solar Panels**
- **Double Glazing And Gas Heating**
- **Three Bedrooms**
- **Garden To Rear**
- **Convenient Location**
- **Kitchen/Breakfast Room And Utility Room**
- **EPC Rating: D**



£150,000

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The Agent that goes the Extra Mile

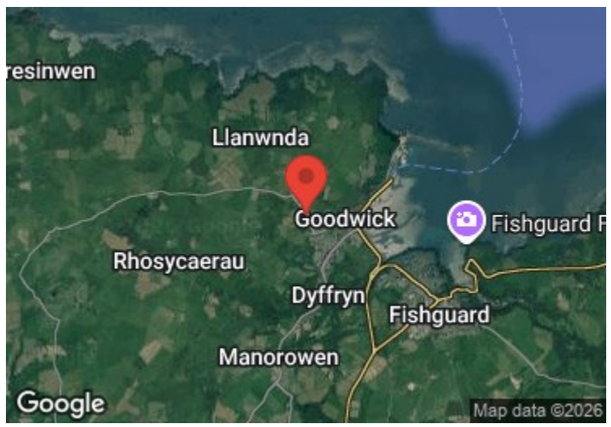
A well-proportioned three-bedroom semi-detached home situated in a popular residential area, conveniently located for local amenities and everyday services. The property is of Wimpy no-fines construction and would make an ideal first-time purchase or investment opportunity.

The accommodation comprises an entrance hall leading into an open-plan lounge/diner, a kitchen/breakfast room with adjoining utility room, and a useful conservatory providing access to the rear garden. To the first floor, there are two double bedrooms, a single bedroom and a family bathroom fitted with an overhead shower.

The property benefits from gas central heating, solar panels and double glazing. Externally, there is a paved frontage with pedestrian access leading to the rear garden, which features a patio seating area progressing onto a low-maintenance garden laid to decorative gravel.

Offering well-planned accommodation and low-maintenance outside space, this is a great opportunity for a first-time buyer or investor looking to purchase in a popular and convenient location. Viewing is highly recommended!

Goodwick is situated in North Pembrokeshire, and has a range of shops, public houses and a junior school. Fishguard Harbour is a ferry terminal to Southern Ireland, has a train station and there is a regular bus service to the nearby market town of Fishguard which has a leisure centre, library and a variety of restaurants, shops, churches and schools. Goodwick Sands provides a safe beach for families, with other coves and beaches such as Pwllgwaelod, Cwm yr Eglwys, Abercastle, all within easy driving distance.



DIRECTIONS

From the Haverfordwest office proceed on the A40 for approximately 15 miles to Goodwick. Continue passt Tesco taking the second exit at the roundabout, turning left at the top of the road. Turn right and follow the road up Goodwick Hill, continue round the sharp bend, continue for a short distance and you will find the property on your right-hand side. Whatthreewords ///parked.nightcap.cricket

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.