

A Holding Deposit equal to 1 week's rent will be required to secure the property



16 Seaview Crescent*, Goodwick, Pembrokeshire, SA64 0AZ

A well presented, semi detached two bedroom bungalow, in the quiet residential area of Seaview Crescent, with stunning sea views of Fishguard Harbour. The property comprises of front porch, living room with log burner, kitchen area, family bathroom with shower over bath, dining room / study and two double bedrooms, one with integrated wardrobes. Externally there is a dedicated parking space, with a path leading down to the property. There is patio / decked area to the front with sea views, and to the rear is a wooden summerhouse and a further raised patio area.

On successful application, a holding deposit of £166.67, equivalent to 1 week's rent (monthly rent / 4.35), will be required.

EPC Band: D
 Council Tax Band: A
 Rent: £725
 Deposit: £825
 Part-Furnished
 Gas Central Heating

- Semi-detached Bungalow
- Two Double Bedrooms
- Study / Dining Room
- Summer House
- Council Tax Band A
- Views of Fishguard Harbour
- Lounge with Woodburner
- Electric Heating
- EPC Band D
- Rent: £725pcm - Deposit: £825

RENT: £725 PCM

DEPOSIT: £825



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PORCH

16'4" 22'11" x 19'8" 3'3" (5'7 x 6'1)

LOUNGE

11'11 x 14'6 (3.63m x 4.42m)

KITCHEN AREA

5'8 x 5'3 (1.73m x 1.60m)

DINING ROOM/BEDROOM 3

8'8 x 8'3 (2.64m x 2.51m)

BEDROOM TWO

8'9 x 8'11 (2.67m x 2.72m)

BEDROOM ONE

8'11 x 11'7 (2.72m x 3.53m)

BATHROOM

5'6 x 8'2 max (1.68m x 2.49m max)

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

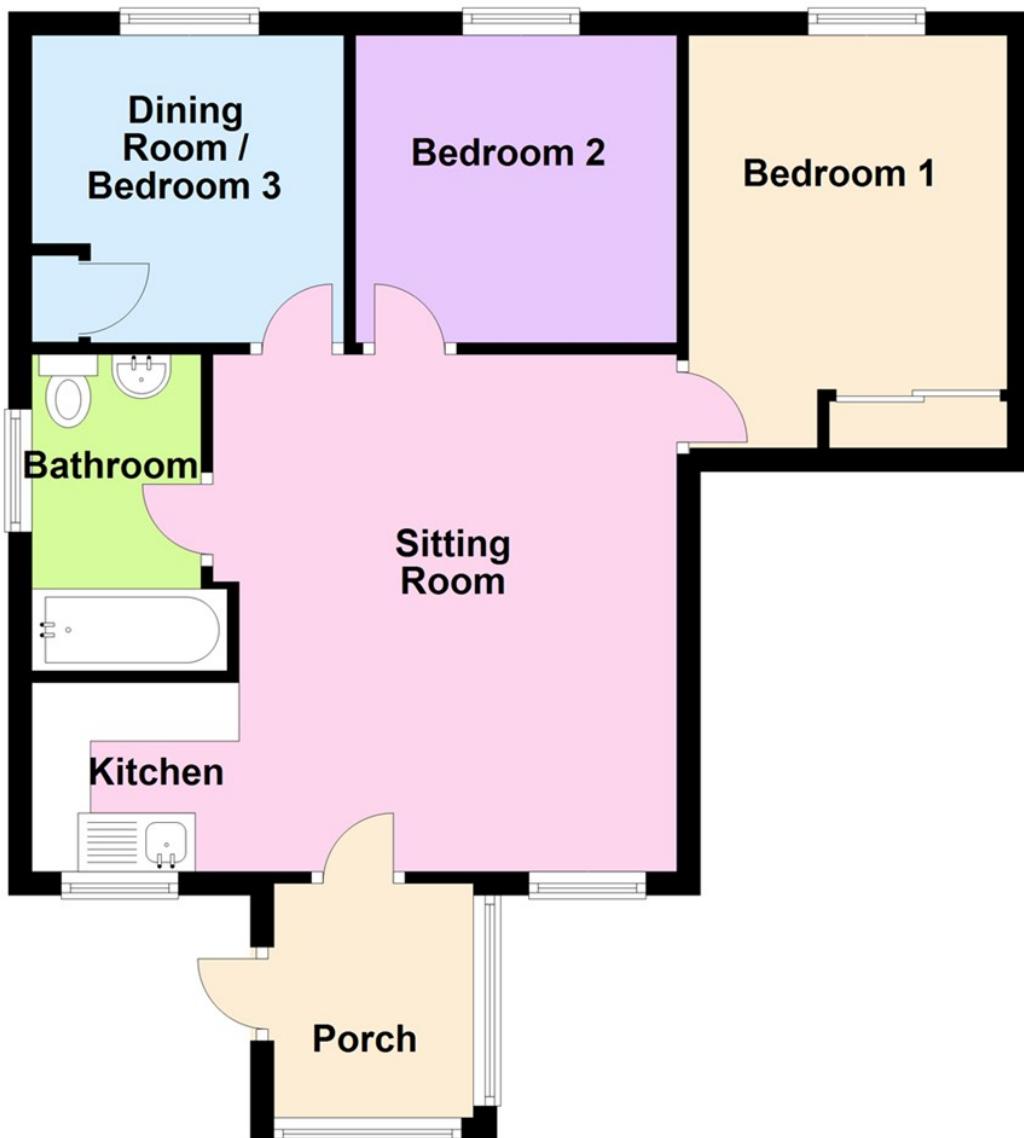
Tenure: We are advised Freehold

Tax: Band A

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

LG/LG/02/20/OK/LG

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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