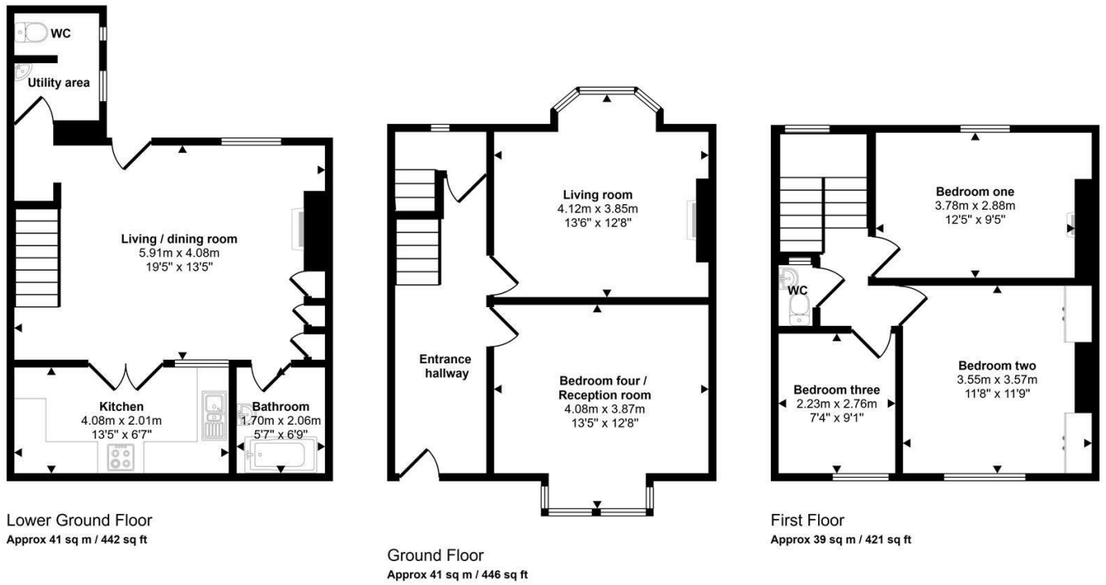
Approx Gross Internal Area
122 sq m / 1308 sq ft



Lower Ground Floor
Approx 41 sq m / 442 sq ft

Ground Floor
Approx 41 sq m / 446 sq ft

First Floor
Approx 39 sq m / 421 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: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'C' Pembrokeshire

ref: LG/AMS/04/25/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
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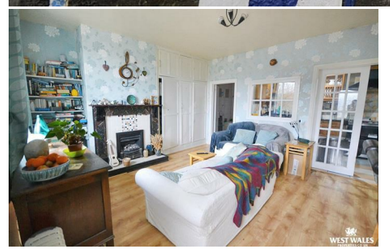
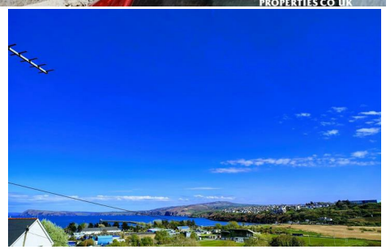
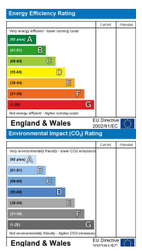
01239 615915
www.westwalesproperties.co.uk





3 Church Terrace, Goodwick, SA64 0EJ

- Three Storey Character Property
- Sitting Room & Lounge Diner
- Gas Heating
- Coastal Location
- Rear Garden
- Three/Four Bedrooms
- Seaviews from Rear
- Double Glazing
- Near Train Station/Harbour
- EPC Rating: TBC



Offers In The Region Of £200,000

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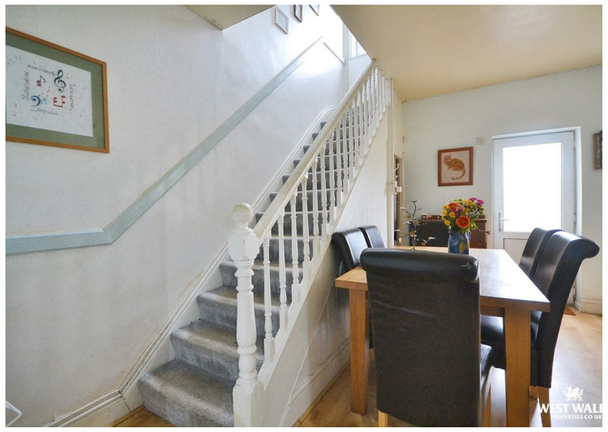
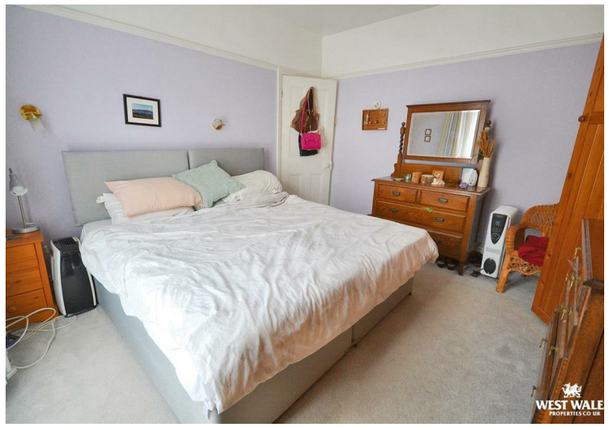
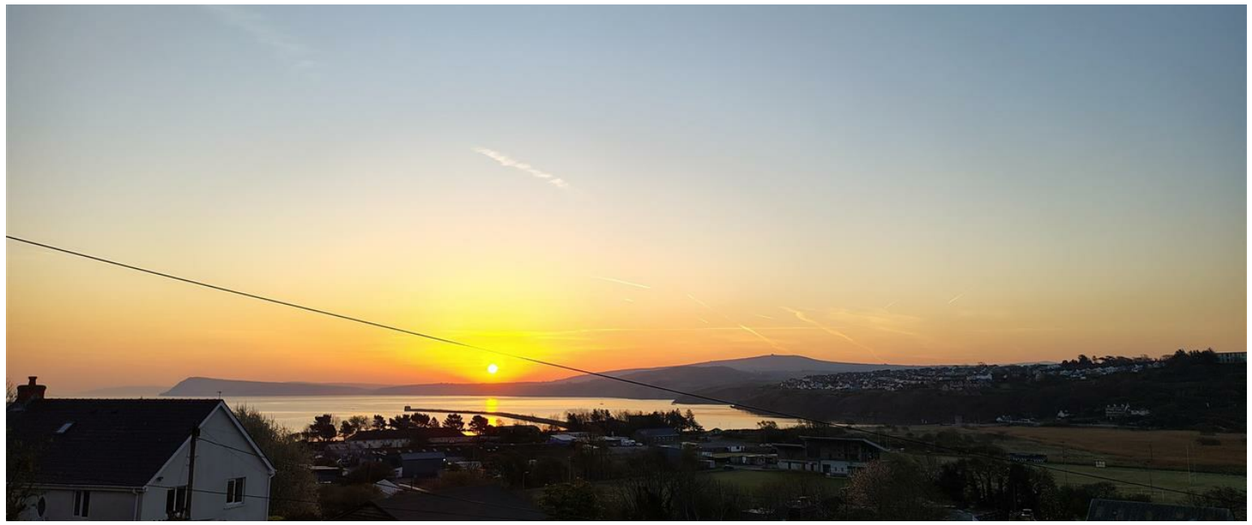
The Agent that goes the Extra Mile







** SEA VIEWS **

Situated in a convenient village location, just walking distance local amenities and to Fishguard Harbour, this terraced property boasts stunning sea views from the rear, and would make an ideal family home or first time buy. The character accommodation is set over three floors and benefits from an enclosed rear garden, gas central heating, and double glazed windows.

You enter the property into the hallway, this has stairs to the first and lower ground floors. To the right is a room currently used as a bedroom, with a bay window to the front. The sitting room is to the rear, has a gas fire, and a bay window with lovely sea views.

On the lower ground floor there is a lounge diner, this has a fireplace, built-in storage cupboards, a glazed door and window to the rear garden. Double doors open to the kitchen with a range of matching wall and base units. Doors also lead to the bathroom with sink and shower over the bath, utility area with a sink and door to a separate WC.

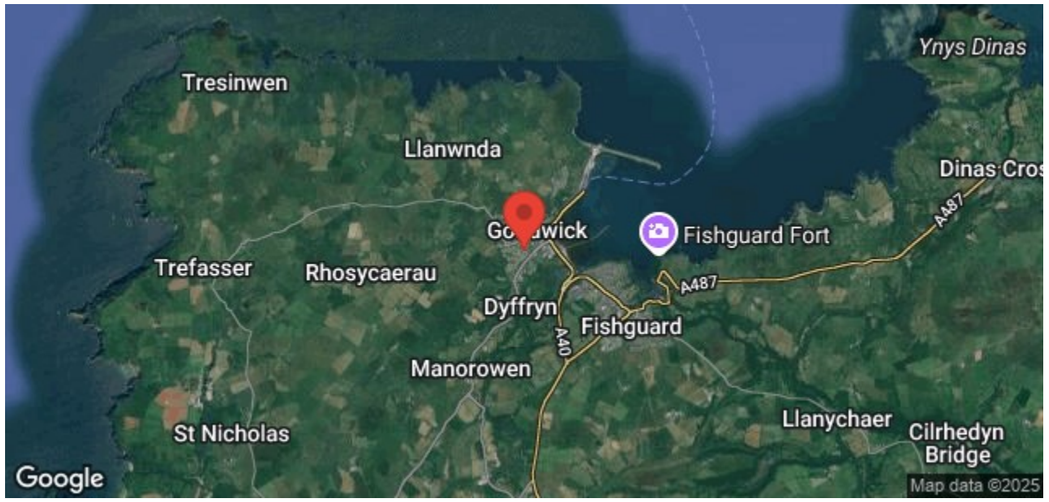
On the first floor landing there is a window to the rear, two double bedrooms, a single bedroom housing the gas boiler, and a WC.

Externally, to the front of the property there is gated paved area with walled boundary. Accessed via a door from the lounge diner, steps lead down to the enclosed lawned rear garden with shrub border.

Fishguard is a popular market town and ferry port on the Pembrokeshire coastline. There is a wide variety of shops, restaurants. secondary school, junior schools, library and leisure centre in the town centre. Fishguard Harbour is the ferry terminal to Southern Ireland, the train station offers excellent communication links. Goodwick Sands provides a safe beach for families, with other coves and beaches such as Pwllgwaelod, Cwm yr Eglwys, Abercastle, etc all within easy driving distance.

DIRECTIONS

From our Fishguard office proceed to Goodwick, at the ferry roundabout drive straight ahead, turning left at the top of the hill. Follow the road through Main Street, Goodwick, at the end of the road turn right into Church Terrace, continue for a short distance,and you will find the property on your left hand side as denoted by our for sale board. What three words - //////during.important.hopeless



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