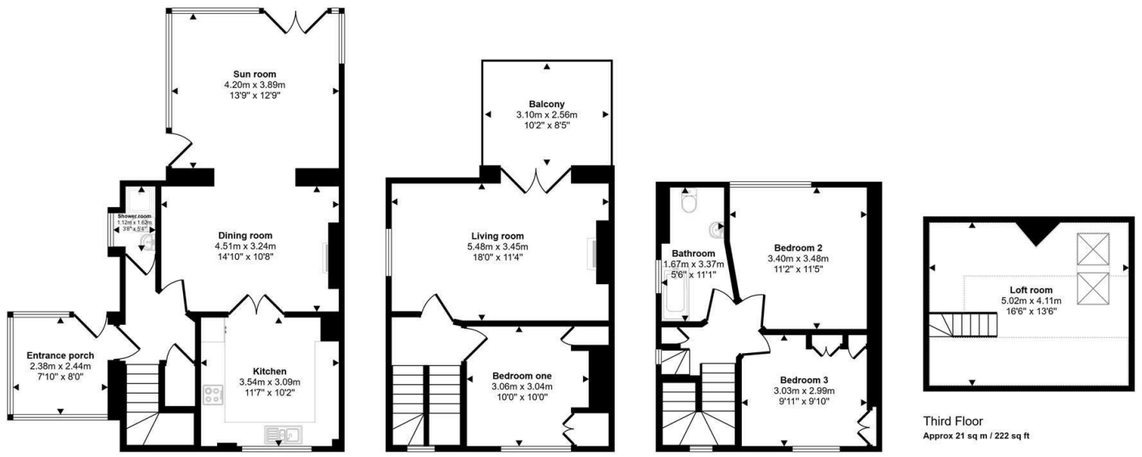
Approx Gross Internal Area
154 sq m / 1654 sq ft



Ground Floor
Approx 61 sq m / 655 sq ft

First Floor
Approx 37 sq m / 400 sq ft

Second Floor
Approx 35 sq m / 376 sq ft

Third Floor
Approx 21 sq m / 222 sq ft

Denotes head height below 1.5m

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 'D' Pembrokeshire

ref:LW/AMS/05/26/OK_LW

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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,

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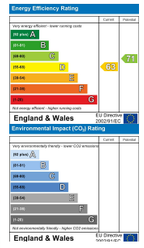
14 New Hill Villas, Goodwick, Goodwick, Pembrokeshire, SA64 0DT

- Semi-Detached House
- Uninterrupted Sea Views
- Three Storey & Character Features
- Off Road Parking / Corner Plot
- Gas Central Heating
- Three Bedrooms & Loft Room
- Coastal Location
- Open Plan Living / Dining Room
- Approx. 1.8 Miles To Fishguard
- EPC Rating: D



Offers In The Region Of £350,000

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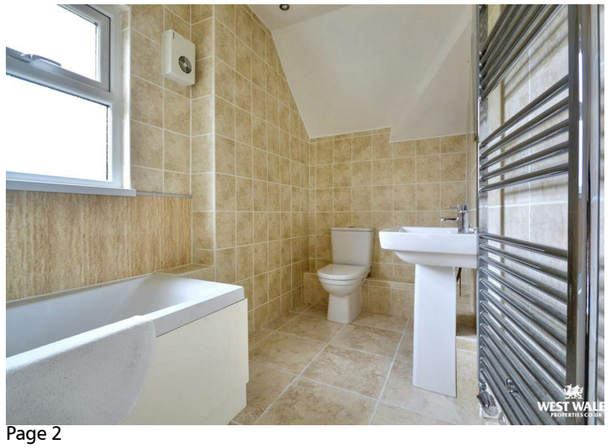

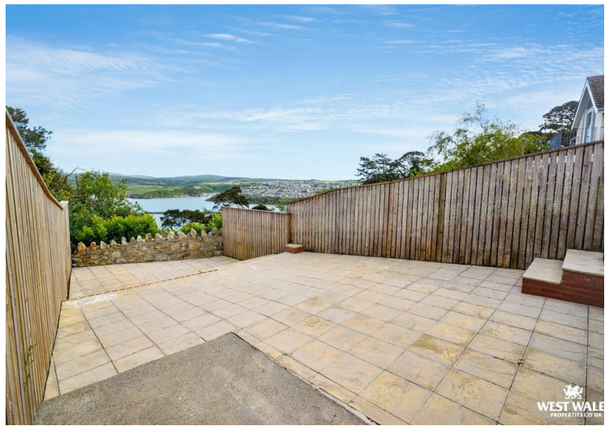

This three storey Edwardian home occupies an elevated position on the Cw or New Hill, commanding spectacular uninterrupted sea and mountain views from multiple vantage points throughout the property. Ideally located just a short walk from the coastal path leading to the Strumble Head peninsula and lighthouse, the property perfectly combines character, scenery and coastal living. Set on a corner plot, the home also benefits from a private driveway providing ample off-road parking for several vehicles.

The accommodation briefly comprises an entrance porch surrounded by windows, creating a bright and welcoming first impression. A door leads into the hallway, which in turn opens through to the open-plan conservatory and dining area. The conservatory enjoys amazing coastal views and features double doors opening out to the rear of the property, seamlessly connecting indoor and outdoor living spaces. Panelled glazed double doors from the dining area lead into the modern fitted kitchen, which offers a range of matching wall and base units, an integral dishwasher and integrated tumble dryer, space for a washing machine, and room for a freestanding fridge freezer. A convenient ground floor WC completes this level.

Stairs rise to the first floor, where the living room is perfectly positioned to take full advantage of the stunning surroundings. Glass doors open directly onto a balcony, creating an ideal spot to relax and enjoy the coastal views. Also on this floor is a double bedroom with built-in cupboards.

The second floor offers two further double bedrooms, one of which is particularly full of character, featuring exposed wooden beams to the walls and ceiling, along with built-in wardrobes and storage. There is also a bathroom, with a WC, wash basin, and a bath with a shower over.

A narrower staircase leads to the third-floor loft room, arguably boasting some of the best views in the house through its Velux window, making it a wonderful additional space for a studio, office or occasional room

Externally, the front of the property features a low-maintenance gravelled area with off-road parking. A ramp and steps lead down to the entrance, where there is a feature pond and space for potted plants. A further ramp leads to the patio garden, providing a great space for outdoor seating and relaxation while enjoying the coastal backdrop.

There is a regular bus service to nearby Fishguard, a popular market town and ferry port on the Pembrokeshire coastline. There is a wide variety of shops, restaurants, schools, and a leisure centre in the town. Fishguard Harbour is the ferry terminal to Southern Ireland and has a train station that offers further transport links to the east. Goodwick Sands provides a safe beach for families, with other coves and beaches such as Pwllgwaelod, Cwm yr Eglwys, Abercastle, etc.

DIRECTIONS

From our Fishguard office proceed to Goodwick, go straight ahead at the harbour roundabout turning left at the top of the hill, take the next right onto New Hill, follow the road for a short distance towards Harbour Village, and you will find New Hill Villas on your right hand side near the top of the hill denoted by our For Sale Sign. What 3 Words Reference - ///graphic.handicaps.surpasses

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