

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 'E' 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**

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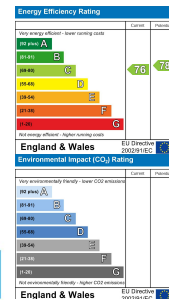


## Dove Cottage Church Road, Goodwick, Pembrokeshire, SA64 0EH

- Detached Modern Property
- Lovely Views over Fishguard Bay
- Three Bath/Shower Rooms
- Kitchen / Dining Room
- Off Road Parking
- Walking Distance to Coast
- Four Double Bedrooms
- Living Room With Balcony
- Well Presented
- EPC Rating: C

**Offers In The Region Of £300,000**

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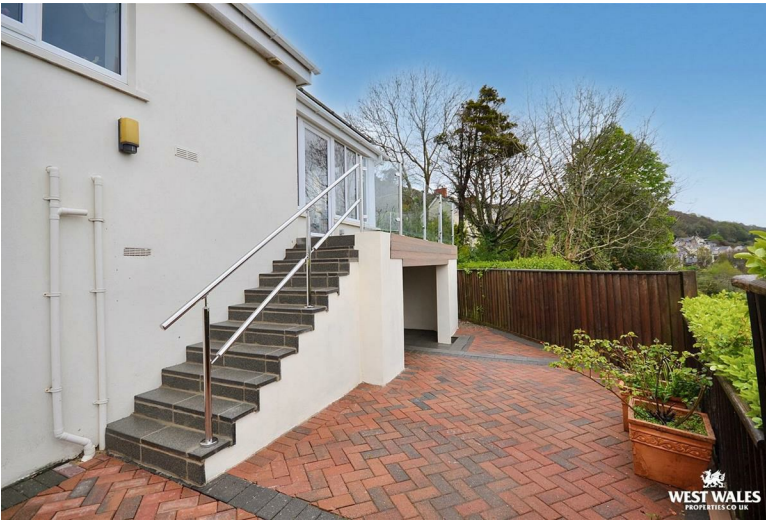


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**The Agent that goes the Extra Mile**





A well presented detached bungalow situated in Goodwick, within walking distance to the coast, shops and amenities. The property benefits from four double bedrooms, off road parking and enjoys wonderful views across the coastline and harbour. This would make a lovely family home.

The accommodation briefly comprises: an entrance hallway, two double bedrooms—one benefiting from built-in wardrobes, and both enjoying dual-aspect windows that allow plenty of natural light. There is a family bathroom, and a kitchen/dining room features matching wall and base units, fitted appliances, a fireplace with a log-burning stove, and delightful coastal views from the kitchen sink. A door from the dining area leads to a useful utility cupboard, offering extra storage space. The lounge diner windows to the side, and opens onto the balcony via patio doors, where you can once again enjoy the stunning coastal outlook. A staircase leads to the first floor, where you'll find two double bedrooms, each with its own en-suite bathroom. One of the bedrooms also benefits from an additional adjoining room, currently used as an extra bedroom, offering flexible space for guests, a study, or a dressing room.

Externally, the property offers off-road parking on both sides, providing space for two vehicles. To the right, a well-maintained flower bed with mature shrubs. Gated access on either side leads to the rear of the property, where you'll find an enclosed paved area. From here, a door opens into the cellar, and a set of steps leads up to the balcony, complete with modern glass balustrades, a fantastic spot to sit, relax, and take in the views. There is also a small area with trees and shrubs enclosed by wooden fencing.



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 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 taking the first left into Church Road, and you will find the property on your left hand side. What three words - ///tolls.tolerates.toys



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.