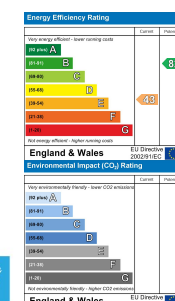


**13 Hillside Close, Goodwick, Pembrokeshire, SA64 0AX**

- DETACHED HOUSE
- LARGE GARDEN
- DESIRABLE VILLAGE LOCATION
- POPULAR RESIDENTIAL AREA
- THREE RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- DRIVEWAY PARKING
- CLOSE TO COAST
- GAS CENTRAL HEATING
- EPC RATING E

**Offers In Excess Of £340,000**

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



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.  
TAX: Band E

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

GGR/AMR/10/21/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.

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

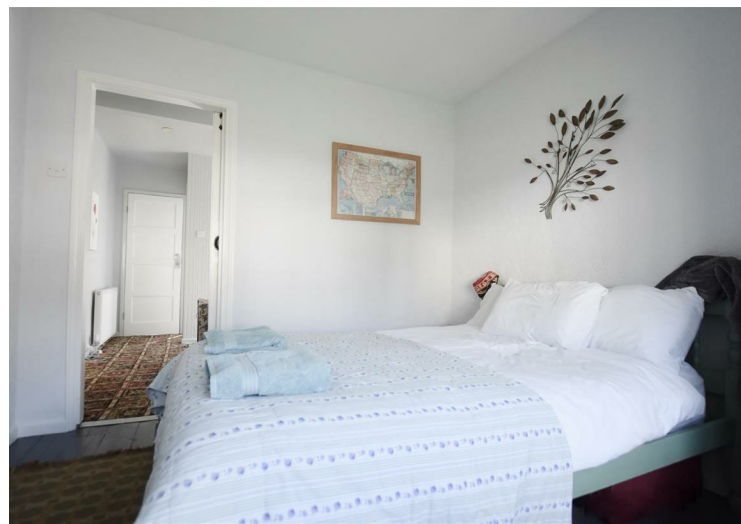


This delightful detached property is situated within easy reach of shops, schools, and facilities in Goodwick. With three bedrooms and a large garden, this house would make an ideal family home.

The well-presented accommodation briefly comprises: Hallway, lounge, dining room, all with original parquet flooring, conservatory with doors out to the patio, kitchen & WC. The garage has been split to provide space for a handy utility room, and the front half of the garage is used for storage. Stairs lead up to the first floor with three double bedrooms and a family shower room.

Externally to the front is a driveway, giving access to the garage and providing off-road parking for 1-2 cars. At the rear, there is a paved patio leading from the conservatory with steps down to the lawn. The large garden wraps around the house with various sections including a vegetable patch on the side, a large lawn with shrub borders, and mature fruit trees at the bottom. There is also a 19' long potting shed, half used for storage and the other side has been converted into a 'lockdown bar' with a pergola seating area in front. A great space for entertaining or just for enjoying the outdoors.

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.



**HALLWAY**

7'11 max x 13'7 max (2.41m max x 4.14m max)

**WC**

**UTILITY ROOM**

9'6 x 6'5 (2.90m x 1.96m)

**SHOWER ROOM**

7'8 x 6'7 (2.34m x 2.01m)

**LOUNGE**

13'3 x 12'11 (4.04m x 3.94m)

**LANDING**

**BEDROOM**

10'2 x 9'4 (3.10m x 2.84m)

**DINING ROOM**

13'4 max x 13'4 max (4.06m max x 4.06m max )

**BEDROOM**

9'9 x 13'6 (2.97m x 4.11m)

**CONSERVATORY**

10'11 x 9'6 (3.33m x 2.90m)

**BEDROOM**

11'5 x 12'11 (3.48m x 3.94m)

**KITCHEN**

10' x 9'10 (3.05m x 3.00m)

**GARAGE**

9'8 x 11'1 (2.95m x 3.38m)



**DIRECTIONS**

From our Fishguard office, proceed to the A40 to Goodwick. Continue past Tesco and turn left at the mini-roundabout, onto Wern Road. This leads onto Hoel y Felin where you will turn right into Troed y Rhiw then right again into Hillside Close. The property can be found a short way on your right-hand side.

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