

Floorplan

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 'A' Pembrokeshire

ref: CFH/AMS/12/23/OK/AMS/01/24

**FACEBOOK & TWITTER**

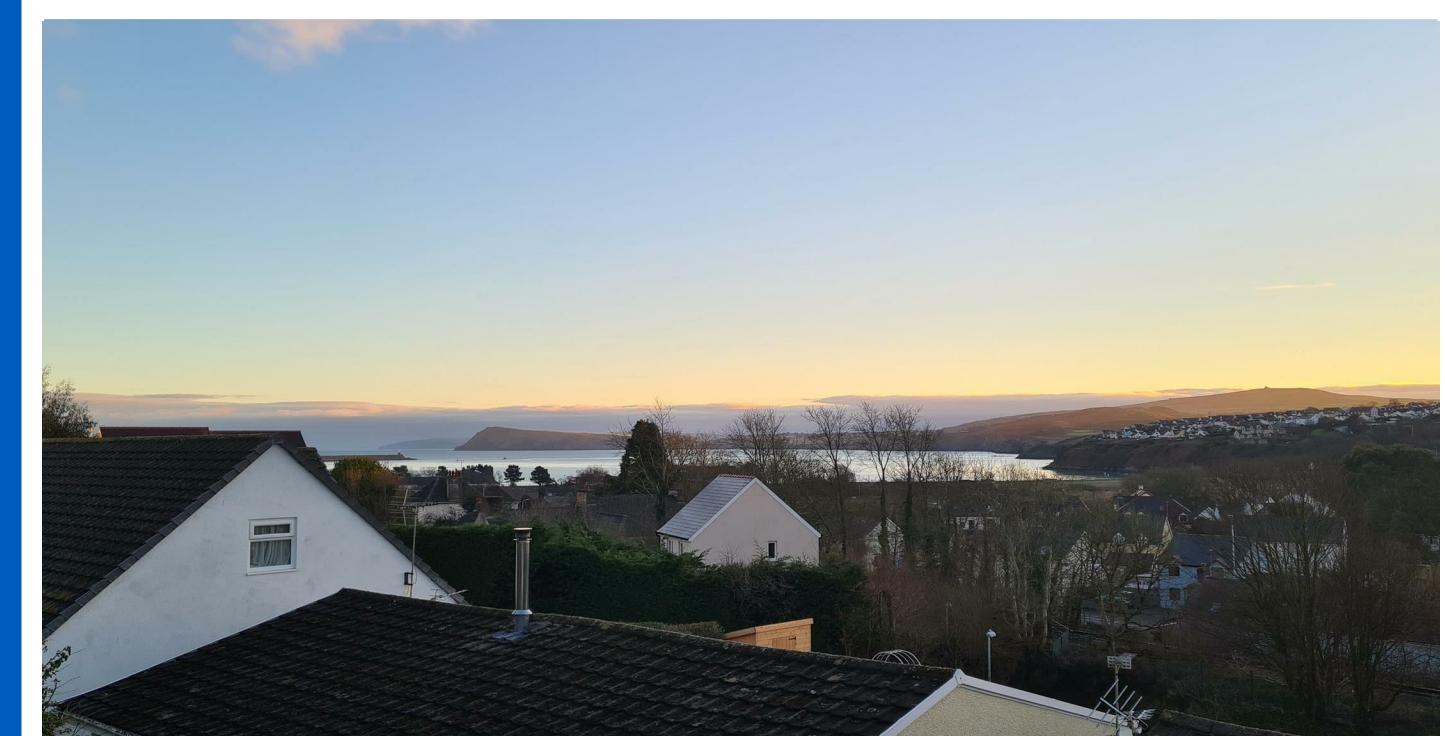
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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance 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.

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

41 High Street, Cardigan, Ceredigion, SA43 1JG  
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TELEPHONE: 01239 615915



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



- Semi-Detached Bungalow
- Two/Three Bedrooms
- Open Plan Kitchen & Dining Room
- Conservatory
- Sea & Countryside Views
- Walking Distance To Harbour/Train Station
- Approx. 1.8 Miles To Fishguard
- Lawned Rear Garden
- Air Source Heating & Solar Panels
- EPC Rating: B

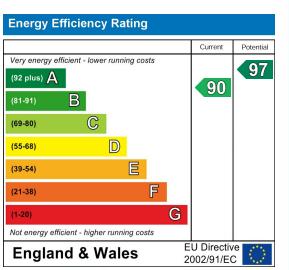
**Price £140,000**

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***The Agent that goes the Extra Mile***





A well presented semi-detached bungalow situated in an elevated position with views over looking Fishguard Harbour, and towards the mountains of North Pembrokeshire. This property would make a wonderful home or holiday home, benefiting from solar panels and air source heating.

Set in a popular residential area in Goodwick, within easy reach of Fishguard, the harbour and train station. The property briefly comprises: An open plan L shaped living and kitchen area, where there are fitted wall and base units and double doors leading into the conservatory, which overlooks the rear garden. There is a bathroom, two double bedrooms, one with a fitted storage cupboard and a third room currently utilised as a study but could be used as a third bedroom.

Externally, the rear garden can be accessed via the side of the property or through the conservatory. The garden is laid mainly to lawn with a small decked seating area. Wooden steps lead to the lower part of the garden, which again is lawned with a handy storage area.

Goodwick is situated in North Pembrokeshire, and has a range of shops, public houses and a junior school. Fishguard Harbour is a ferry terminal to Southern Ireland, has a train station and there is a regular bus service to the nearby market town of Fishguard which has a leisure centre, library and a variety of restaurants, shops, churches and schools. 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.



#### Entrance Porch / Office

#### Living Room/ Kitchen

#### Conservatory

#### Bedroom One

#### Bedroom Two

#### Bathroom

#### DIRECTIONS

From our Fishguard office proceed to Goodwick, turning left at the Harbour roundabout, follow this road for a short distance, turning right before the Ferry Boat Inn, drive under the bridge, bear right into Jacksons Way, and follow this road for a short distance before turning left into Seaview Crescent. The property will be found on your left hand side denoted by our for sale board.

