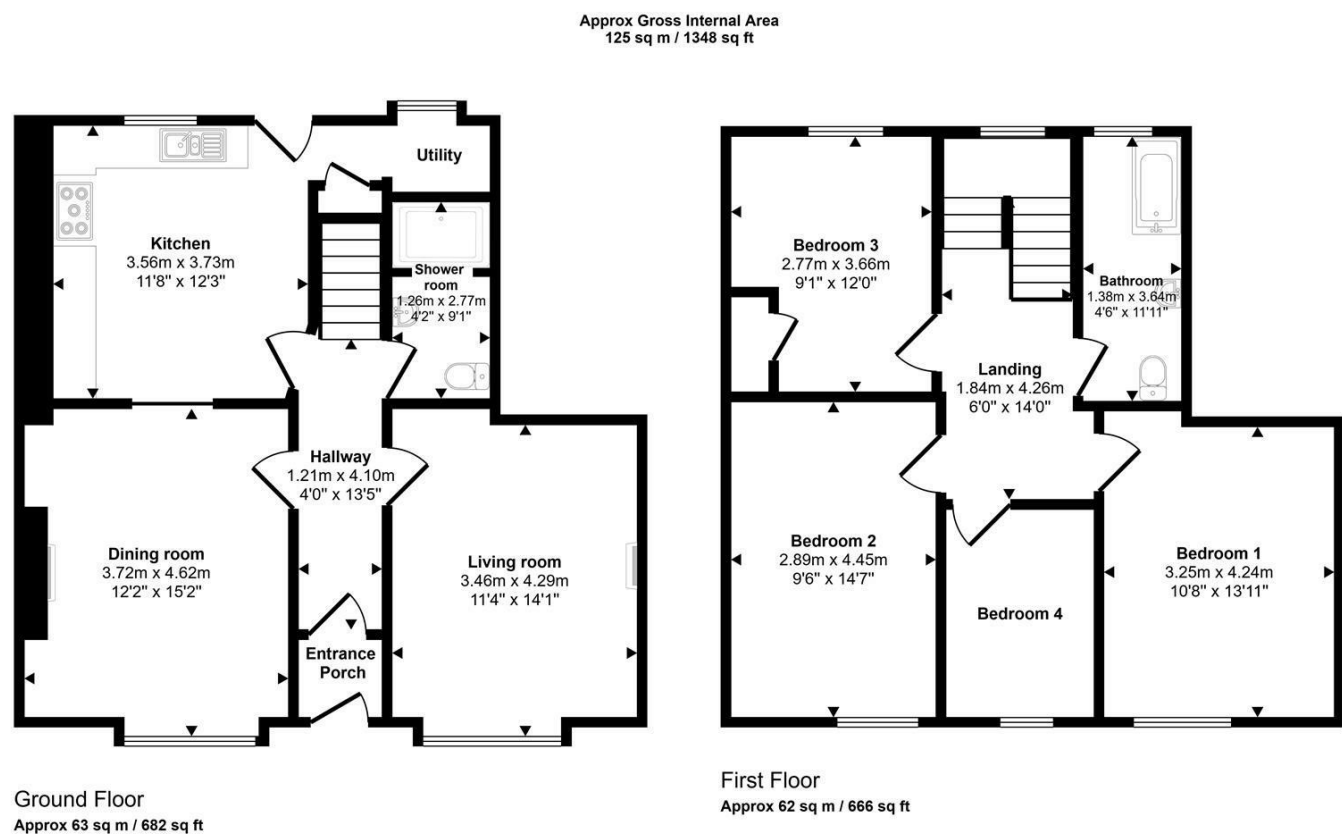




VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band ' ' Pembrokeshire

ref:LW/AMS/05/26/OK

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.

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

TELEPHONE: 01239 615915

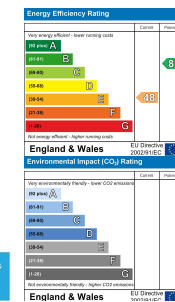


3 Glanymor Road, Goodwick, SA64 0ER

- Detached House
- Coastal Location
- Full of Character & Charm
- Approx. 1.7 Miles To Fishguard
- Central Heating
- Four Bedrooms
- Two Reception Rooms
- Sea Views From The Front
- Garden Opposite Property
- EPC Rating: E

Price £325,000

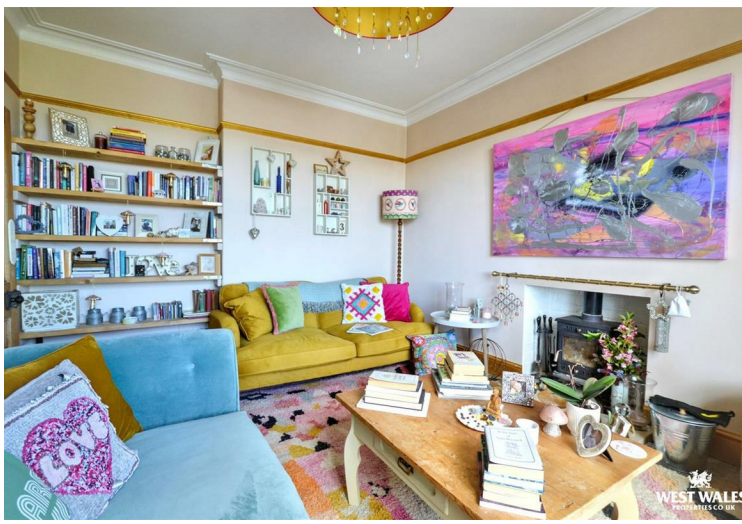
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile





A beautifully presented double fronted detached home, bursting with character and charm, ideally situated in the coastal town of Goodwick. Enjoying elevated views across Goodwick Harbour and the surrounding coastline, this delightful property combines period features with comfortable family living, all within easy reach of local amenities and just 1.7 miles from Fishguard town centre.

The accommodation briefly comprises an entrance hallway featuring attractive patterned tiled flooring and a striking plaster archway with corbels, setting the tone for the character found throughout the home. To the right is the cosy yet elegant living room, complete with a charming log-burning stove, picture rails, and sash windows overlooking the front garden and views of the sea.

To the opposite side of the hallway is the dining room, again with a feature fireplace with a salamander log burner with cooking stove and fitted wooden shelving to either side, creating an ideal space for entertaining or relaxing with family. An opening overlooks the kitchen, great for social situations. The kitchen is fitted with a range of base units and offers space for a freestanding fridge. Beyond the kitchen is a useful utility area and access out to the rear yard.

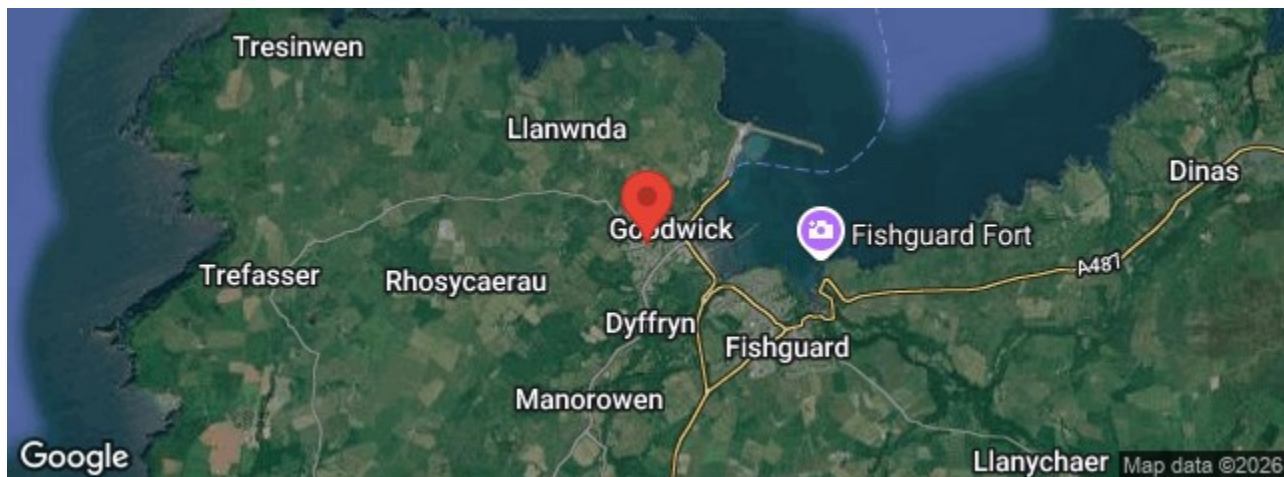
The wooden staircase leads to the first floor, where there are three double bedrooms, two of which benefit from coastal views to the front. A fourth single bedroom, currently used as a walk-in wardrobe, offers flexibility for use dressing room, or home office. The accommodation is completed by the family bathroom.

Externally, to the rear is a low-maintenance gravelled area providing useful side access, while to the front a charming seating area enclosed by a stone wall the perfect place to sit and enjoy the outlook. Across the road lies the property's garden, accessed via steps with a variety of mature trees and shrubs. A great space to sit and enjoy a morning coffee.

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 towards Goodwick and on reaching the mini roundabout continue ahead taking the next left hand turning. Proceed up the hill taking the second left into Glanymor Road, continue for a short distance and the property will be on your right hand side denoted by our for sale board. What three words -



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

