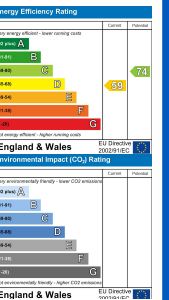


## Villa Calabria New Hill, Goodwick, Pembrokeshire, SA64 0DU

- Detached Property
- Three Reception Rooms
- Income Potential
- Wonderful Sea Views
- Gas Central Heating
- Four Bedrooms, Two Bathrooms
- One Bedroom Cottage
- Gardens To Front & Side
- Garage & Parking
- EPC Rating: D

**Offers In Excess Of £500,000**

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







A well presented detached property, situated in an elevated position with views over Fishguard Harbour. Located within easy reach of Goodwick and its local amenities. The popular market town of Fishguard is just 1.9 miles away, providing a wide range of shops, services, and facilities.

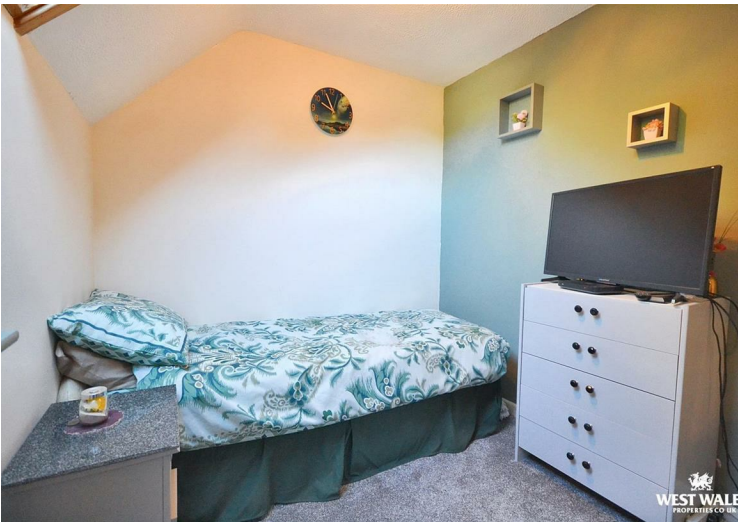
The property is well maintained throughout and has gardens to the front and rear. There is also the benefit of a detached, self-contained cottage—perfect for extended family, or potential rental income. A side entrance leads into a utility room, with modern fitted units and gives access to a stylish ground-floor shower room. From here, you step into the modern open-plan kitchen/diner, featuring matching wall and base units, a central island – from here there are lovely sea views to the front. An adjoining pantry area provides additional storage and houses the fridge. The living room benefits from a double-sided log-burning stove set within a brick fireplace, with an alcove and a storage cupboard alongside. Patio doors open out to the front garden, offering even more of those wonderful sea views. To the rear, you'll find a sunroom and a side porch that offers excellent potential as a home office, or studio.

A set of stairs lead to bedroom with a Velux window. A further set of stairs takes you to the first-floor landing, where you'll find three double bedrooms — all enjoying beautiful sea views. There is a family bathroom with a bath and shower over, WC, and wash basin.

Adjacent to the main residence is a detached cottage, self-contained and offering excellent potential for guest accommodation, holiday letting, or multi-generational living. An entrance leads into an open-plan living area, combining the lounge, dining space, and kitchen. Double doors open onto a patio area — the perfect spot to relax and take in the sea views. The living space features a character fireplace with a gas fire. The cottage also includes a double bedroom and a ground-floor shower room. A ladder staircase from the kitchen leads to the loft room, great for storage and currently used as further accommodation.

Externally, to the rear, you'll find a garden area, while the side of the property is currently home to chickens and ducks, along with a useful wooden storage shed. The front of the property boasts multiple patio areas, perfect for outdoor dining or simply relaxing while taking in the beautiful sea views. The front garden is low maintenance, laid with artificial grass. Below the garden, there is off-road parking for multiple vehicles, along with a garage providing additional storage.

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, go straight ahead at the harbour roundabout turning left at the top of the hill, take the next right onto New Hill, follow this road towards Harbour Village. As you reach the top of the hill you will find the property on your left hand side, indicated by our for sale board. What three words - ///albums.surfacing.spectacle

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