

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 'C' Pembrokeshire.

ref: LG/AMS/09/23/OK/LG

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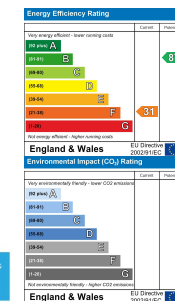


## Llanffynnon St Nicholas, Goodwick, Pembrokeshire, SA64 0LG

- Traditional Cottage
- Two Double Bedrooms
- Full of Character & Charm
- Investment Opportunity
- Electric Heating System
- Coastal Location
- Two Reception Rooms
- Approx. 6.2 Miles To Fishguard
- Front & Rear Garden
- EPC Rating: F

Offers In The Region Of £230,000

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*The Agent that goes the Extra Mile*







A traditional stone cottage situated in the rural village of St Nicholas, with Abermawr and Aberbach beach approximately 1.9 miles away, and within easy reach of wonderful Pembrokeshire coastpath. The property is full of character and charm, benefiting from exposed beams, two double bedrooms, and a garden to the rear - making it a great investment opportunity or family home.

Briefly comprising, an entrance hall with door either side leading to the two reception rooms. The cosy living room has exposed wooden beams, a fireplace with slate hearth and a log burning stove. There is a shower room, kitchen that benefits from fitted matching wall and base units, and overlooks the rear garden. An opening leads to the dining area which also has an electric fire. On the first floor there are two double bedrooms, both with countryside views.

Externally, to the front of the property there is a lawned area with a hedge border. The rear garden can be accessed through the property or via a gate to the side. At the side of the property there is a small lean to which is currently used as a utility area, with power and lighting. The garden is mainly laid to lawn with mature trees, and also has a patio seating area, bordered by a feature stone wall - offering a lovely spot, to sit, relax and enjoy the countryside!

There are multiple beaches within driving distance of the property. There is Abermawr where you can join the coastal path towards Abereiddys natural deep lagoon and historic sights such as Abercastle. Mathry is a short trip south, and Porthgain is a little further again. The market town of Fishguard is approximately 6 miles from the property, and is the ferry port to Southern Ireland, has a train station, and a variety of shops, supermarkets, restaurants etc.



Lounge

Shower Room

Utility Area

Dining Room

Bedroom

Kitchen

Bedroom

DIRECTIONS

From Fishguard take the A487 towards St Davids, turn right at the crossroads signposted St Nicholas. Continue on this road, driving to the village, just after the phone box turn left, follow road for a short distance and the property will be on your right hand side. What 3 Words reference ///refer.aifted.sweepinga

