

Approx Gross Internal Area  
103 sq m / 1104 sq ft



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 'E' Pembrokeshire

ref: LG/AMS/08/25/OK

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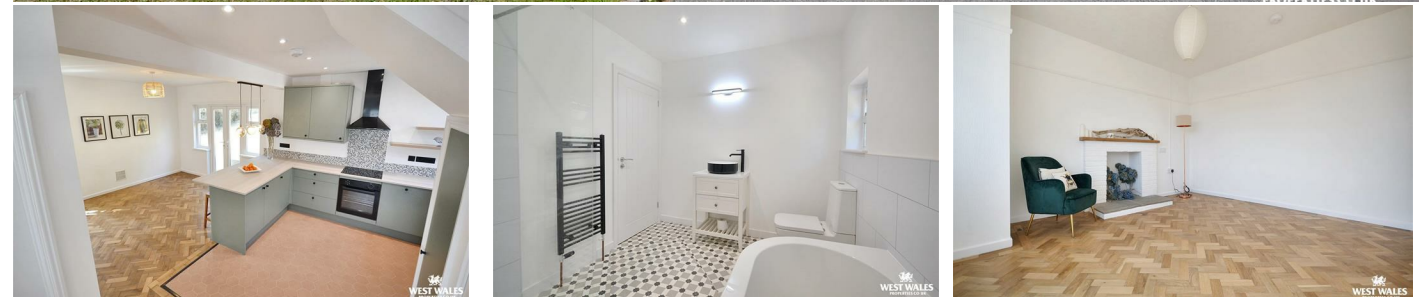
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly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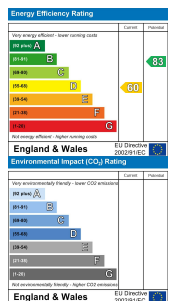


## 5 Hillside Close, Goodwick, Pembrokeshire, SA64 0AX

- Detached House
- Two Reception Rooms
- Walking Distance To Amenities
- Distant Sea Views
- Gas Central Heating
- Three Bedrooms
- Garden To Front & Rear
- Cul De Sac Location
- Off Road Parking
- EPC Rating: D

**Offers In The Region Of £380,000**

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**The Agent that goes the Extra Mile**





A beautifully presented detached home located in Goodwick, just a short distance from local shops, amenities, and approximately 1.5 miles from the popular coastal town of Fishguard. This charming property offers off-road parking, gas central heating, and gardens to the front and rear. A welcoming property that would make a wonderful family home.

The accommodation has been renovated by the current owners, who have preserved the original oak parquet flooring throughout most of the ground floor, adding character and charm.

The property briefly comprises an entrance hallway, a lounge with a picture window and a feature fireplace. A stylish open-plan kitchen/dining room—an ideal space for entertaining. The modern kitchen is well-appointed with matching wall and base units, an integrated fridge, freezer, dishwasher, electric hob, and oven. A practical breakfast bar offers additional seating and workspace. From the dining area, double glass doors open onto the rear garden, allowing natural light to fill the room and creating a seamless indoor-outdoor flow. Additionally, there is a useful understairs cupboard with plumbing for a washing machine, providing utility space.

The staircase leads to the first floor, where a bright landing offers space for a desk. Perfect for those needing a home office or study area. There are three bedrooms, two of which enjoy distant views of the sea and surrounding countryside. The family bathroom is tastefully finished, featuring patterned flooring, towel radiator, a vanity unit, WC, a bath, and a separate shower.



Externally, the property is approached via a tarmac driveway providing off-road parking and access to a garage. The front garden is laid to lawn, with a couple of steps leading up to the front door and open porch, where there is outdoor lighting and space for potted plants. The rear garden, accessible from both sides of the property, is also mainly laid to lawn and includes multiple storage sheds, offering practical and versatile outdoor space.

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 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. Continue to the end of the road and the property will be located on your left hand side denoted by our for sale board. What 3 Words Reference - served.hoops.sprinkler



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