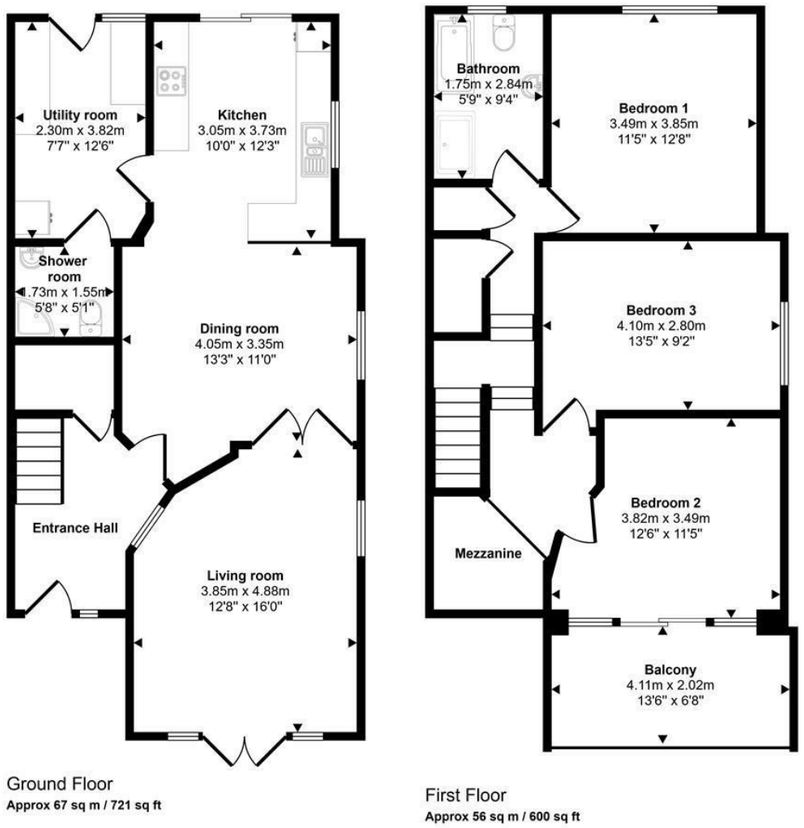
Approx Gross Internal Area
123 sq m / 1321 sq ft



Ground Floor
Approx 67 sq m / 721 sq ft

First Floor
Approx 56 sq m / 600 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/09/25/OK/Ig

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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

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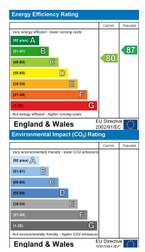
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk

Ty Samphire Glanymor Road, Goodwick, SA64 0EP

- Semi Detached House
- Balcony with Sea Views
- Modern Accommodation
- Terraced Garden
- Gas Central Heating
- Three Double Bedrooms
- Kitchen and Utility Room
- Coastal Location
- Off Road Parking
- EPC Rating: C



Offers In The Region Of £375,000

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The Agent that goes the Extra Mile

A contemporary home thoughtfully designed by local architect Tom Kinver, nestled in the charming coastal village of Goodwick. Within easy reach of local shops and amenities, and only 1.5 miles from the seaside town of Fishguard. Beautifully presented throughout, the accommodation features three double bedrooms, off-road parking, and a delightful terraced garden to the rear.

The accommodation briefly comprises an entrance hallway, featuring a window above the door that extends onto the roof, flooding the space with natural light. There is a convenient storage cupboard and a door leading into the main living area. The living room is bright and inviting, with glass doors that open onto the front garden, creating a seamless connection between indoors and out. Double doors lead into the open-plan kitchen and dining area, where the kitchen is fitted with matching wall and base units, integrated appliances, and patio doors providing direct access to the rear of the property. Additionally, there is a utility room with fitted units and a ground-floor shower room.

The staircase leads to the first floor, here there are three double bedrooms, including a master bedroom with a private balcony offering stunning sea and countryside views—a perfect spot to relax and take in the surroundings. The first floor also features a family bathroom and convenient storage cupboards within the hallway.

Externally, the property offers off-road parking for approximately three vehicles at the front, with steps leading up to a front patio. To the rear, accessed via the side of the property, the terraced garden is beautifully landscaped with mature shrubs and flower beds. Multiple seating areas provide the perfect spots to relax, with views that become better the higher you go.

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 until the end of the road until you reach the junction, where you will find the property immediately on your right hand side as denoted by our 'For Sale' board. What three words - ///deduced.cheaply.fidelity

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