

24 Harbour Village, Goodwick SA64 0DX



Offers In The Region Of £150,000



R K Lucas & Son are delighted to offer this well presented terraced home situated in a sought after residential area of Harbour Village. The property enjoys a south-easterly facing aspect over the north Pembrokeshire coastline, which is best enjoyed from the rear bedroom. The centre of Goodwick, with its amenities, is approximately half a mile away.

The property offers ample living accommodation and briefly comprises 2 bedrooms, living room, kitchen and bathroom, and benefits from enclosed front and rear gardens.



**R K & son
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Porch
uPVC double glazed entrance door and window

Hall
Stairs to first floor landing

Living Room 11'10" x 11'6" (3.60m x 3.50m)
uPVC double glazed window to front, feature fireplace, wood effect flooring, storage under stairs

Reception Area 6'7" x 5'11" (2.00m x 1.80m)
Useful storage area between living room and kitchen with wood effect flooring

Kitchen 6'7" x 14'5" (2.00m x 4.40m)
Matching base and wall units with contrasting work surface, tiled splash back, 1.5 bowl single drainer sink, integrated oven and hob, plumbing for washing machine, tiled flooring, wall mounted gas fired boiler

Bathroom 10'10" x 8'2" (3.30m x 2.50m)
Panelled bath with electric shower over, close coupled lavatory, pedestal hand basin, tiled flooring, part tiled walls

Landing
Fitted carpet

Bedroom 1 8'6" x 14'5" (2.60m x 4.40m)
Front facing double bedroom with uPVC double glazed window, fitted carpet

Bedroom 2 6'7" x 14'5" (2.00m x 4.40m)
Rear facing bedroom with uPVC double glazed window to rear providing views over the bay and north Pembrokeshire coastline, fitted carpet

Outside
To the front of the property is an enclosed garden predominately laid to lawn with raised beds and

mature shrubbery to one side. To the rear is an easy maintenance paved garden, with seating area and storage shed. There is pedestrian access to the rear.

General Notes
Services: All mains services connected
Tenure: Freehold
Local Authority: Pembrokeshire County Council
Tax Band: B

There is significant potential for an extension over the kitchen, as planning permission was previously approved but would need to be renewed.

Viewing
By appointment with R K Lucas & Son

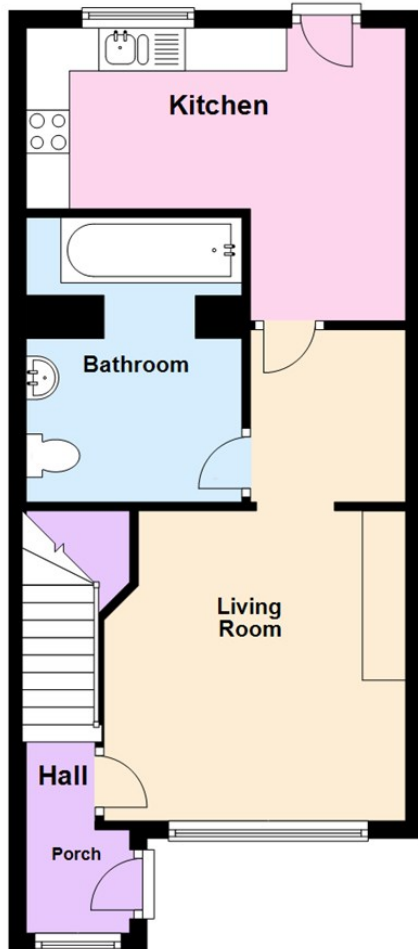




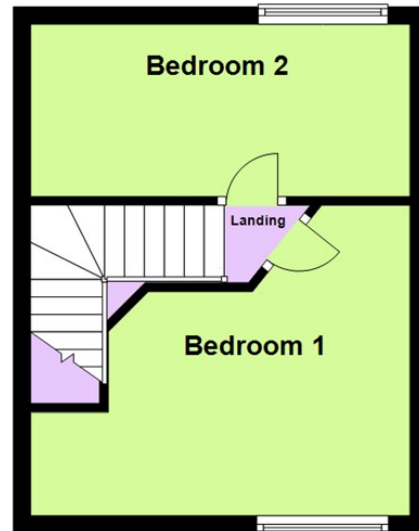
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Ground Floor



First Floor




Total area: approx. 67.1 sq. metres (722.5 sq. feet)

For illustration purposes, do not scale.
Plan produced using PlanUp.

From our Haverfordwest Office head for the A40 towards Fishguard. As you reach the roundabout on the outskirts of Fishguard, take the first exit down the hill until you reach a second roundabout. Take the first exit again down the hill into Goodwick. At the mini roundabout take the second exit onto Station Hill then left onto Quay Road before turning sharp right onto New Hill. Continue up the hill until you reach Harbour Village and number 24 is a little way along on the right hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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