



#### GENERAL INFORMATION

VIEWING: By appointment only.

TENURE: We are advised freehold.

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX BAND: C Pembrokeshire.

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWPProps

<https://www.facebook.com/westwalesproperties/>

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

We would respectfully ask you to call our office before you view this property internally or externally.

LG/FHR/03/21/OK/LG

These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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.

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

1 Priory Street, Cardigan, Ceredigion, SA43 1BZ  
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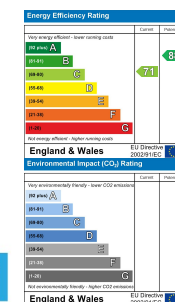


### Bournville House, Dyffryn, Goodwick, Pembrokeshire, SA64 0AE

- Terraced House
- Coastal Location
- Rear Courtyard Garden
- Outbuildings
- Near Fishguard Harbour
- 2 Bedrooms & 2 Bathroom
- Kitchen/Dining Room
- Summerhouse
- Ideal For First Time Buyers
- EPC Rating: C

Offers In Excess Of £145,000

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*The Agent that goes the Extra Mile*





**\*\*VIRTUAL VIEWING VIDEO AVAILABLE\*\***

Set in a popular residential area in Goodwick, within easy reach of Fishguard, the harbour and train station, this well presented property would be ideal for first time buyers. The property benefits from character features such as the bay window to the front, gas central heating and a number of outbuildings to the rear.

Briefly comprising; on the ground floor, entrance hallway with staircase leading to the first floor, lounge with exposed stone fireplace and beautiful bay window, modern fitted kitchen/dining room with a range of matching wall and base units and door to the rear courtyard, and a bathroom. On the first floor there is a wet room, two bedrooms, one of which benefits from a fitted wardrobe, and a store cupboard.

Externally, to the front, there is a small courtyard and steps which lead into the property. Accessed via the kitchen/dining room, the rear garden includes a paved patio garden, providing an ideal place to sit and relax. To the rear of the accommodation there is a cellar which contains a utility area with light, power and water supply and a separate store. To the bottom of the garden there is a summer house, followed by another outside space for storage, and a wooden gate, providing pedestrian access to the garden.

Goodwick is situated in North Pembrokeshire, and has a range of shops, public houses and a junior school. Fishguard Harbour is a ferry terminal to Southern Ireland, has a train station and there is a regular bus service to the nearby market town of Fishguard which has a leisure centre, library and a variety of restaurants, shops, churches and schools. 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.

#### Ground Floor Hallway

12'07 x 4'00 (maximum) (3.84m x 1.22m (maximum))

#### Lounge

11'10 x 21'05 (3.61m x 6.53m)

#### Kitchen/Dining Room

16'04 x 14'11 (maximum) (4.98m x 4.55m (maximum))

#### Bathroom

8'09 x 5'01 (maximum) (2.67m x 1.55m (maximum))

#### 1st Floor Hallway

11'06 x 5'06 (maximum) (3.51m x 1.68m (maximum))

#### Wet Room

10'07 x 8'06 (3.23m x 2.59m)

#### Bedroom 2

8'10 x 11'06 (maximum) (2.69m x 3.51m (maximum))

#### Bedroom 1

10'05 x 14'03 (3.18m x 4.34m)

#### Outside Utility

5'02 x 8'02 (1.57m x 2.49m)

#### Outside Store

6'02 x 2'03 (1.88m x 0.69m )

#### Summer house

8'10 x 10'10 (2.69m x 3.30m)

#### Store

11'07 x 6'09 (3.53m x 2.06m )



#### DIRECTIONS

From our Fishguard office proceed into Goodwick. Turn left at the Tesco Express on the Harbour roundabout. Follow this road, passing the Ferry Boat Guest House on your right, and after a short distance you will find the property on your left hand side as indicated by our for sale board.

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