

TOWN COAST and COUNTRY ESTATES

Incorporating Coast & Country Estates Office Haverfordwest



The Cedars | Glanymor Road | Goodwick | SA64 0EP

Offers In The Region Of £599,950

- Substantial 4 Bedroom Detached Dormer Bungalow
- 4 En Suite Bathrooms
- Stunning Sea and Countryside Views
- Workshop, Garage, Off Road Parking For Several Vehicles
- EPC Rating 'B'



The Property

The Cedars is a substantial 4 bedroom detached dormer bungalow benefitting from stunning sea and countryside views and offering flexible living accommodation to include a basement which is currently used as a workshop and garage. The accommodation briefly comprises; porch, hallway, lounge, dining room, kitchen/utility room, study, conservatory, cloakroom and master bedroom with en suite bathroom to the ground floor. To the first floor the 3 bedrooms all have en suite bathrooms. To the lower ground floor the impressive basement has electric sliding doors, parking, spacious workshop and cloakroom. Externally the property has a block paved driveway offering parking for several vehicles and elevated front gardens with a variety of trees and shrubs with side access leading to the rear of the property.

Location

The Cedars is located in the village of Goodwick with local amenities and is close to the harbour town of Fishguard which provides further amenities to include secondary school and leisure centre. Goodwick boasts a ferry terminal to Ireland and a railway station which re-opened in 2012, offering train services to Swansea and beyond. The Pembrokeshire Coastal Path is nearby and there are many beaches within easy driving distance.

Directions

From Haverfordwest take the A40 towards Fishguard. At the first Fishguard roundabout take the 1st exit towards Goodwick and the ferry terminal. At the next roundabout, take the 1st exit and continue down the hill. Follow this road passing Tesco Express and petrol station on your left. At the next roundabout take the second exit, turn left onto Goodwick Hill signposted Llanwnda and Strumble

Head. Continue up the hill and take the left hand turning to Glanymor Road, The Cedars is situated at the end of Glanymor Road. For GPS purposes the postcode of this property is SA64 0EP.

The property is approached via driveway leading to turning steps up to paved area and partially glazed door into

Porch Front and side facing windows with sea and countryside views. Tiled floor. Glass panel door with glass side panels to

Hallway 18'8 (max) x 11' (5.69m (max) x 3.35m) Spacious hallway with turning staircase to basement and first floor. Tiled floor. Door to

Lounge 29' (max) x 19'5 (8.84m (max) x 5.92m) Impressive front facing bay window with spectacular sea and countryside views. Side facing window.

Radiators. Engineered wood floor. Double doors to

Dining Room 13'9 x 12'11 (4.19m x 3.94m)

Side facing window. Radiator. Engineered wood floor. Door to

Kitchen/Utility Room 19'3 (max) x 12'11 (max) (5.87m (max) x 3.94m (max))

Rear facing window. Range of wall and base units with work surface over. Stainless steel sink and drainer with mixer tap over. Electric cooker and dishwasher. Partially tiled walls. Tiled floor. Radiator.

Utility Area

Rear facing window. Stainless steel sink unit and drainer with mixer tap over. Space and plumbing for washing machine. Tiled floor. Radiator. Door to

Conservatory 34'3 x 5'5 (10.44m x 1.65m)

Upvc conservatory. Low wall with window sill. Tiled

floor. Patio door to rear external.

Cloakroom Front facing obscure glazed window. Wash hand basin with tiled splashback and mirror. W/c. Tiled floor.

Bedroom 1 15'10 x 14'7 (4.83m x 4.44m)

Front facing window with sea and countryside views. Radiator. Door to

En Suite Bathroom 8'7 x 6' (2.62m x 1.83m)

Rear facing obscure glazed window. Suite comprising bath, pedestal wash hand basin and w/c. Shower cubicle housing mains shower. Heated towel rail. Extractor fan. Tiled walls and floor.

Study 13'11 x 8'8 (4.24m x 2.64m)

Rear facing window. Radiator.

First Floor

Landing Limited headroom. Front facing window.

Door to

Bedroom 2 18'1 (max) x 16' 4 (5.51m (max) x 4.98m)

Front and side facing windows with sea and countryside views. Radiator.

En Suite Bathroom 7'1 x 7'1 (2.16m x 2.16m)

Velux window. Suite comprising bath with shower over, pedestal wash hand basin and w/c. Heated towel rail. Extractor fan. Tiled walls and floor.

Bedroom 3 23'3 (max) x 9'8 (max) (7.09m (max) x 2.95m (max))

Limited headroom. Front facing window with sea and countryside views. Side facing velux window. Under eaves storage. Radiator.

En Suite Bathroom 7'6 x 6'5 (2.29m x 1.96m)





Limited headroom. Side facing obscure glazed window. Suite comprising bath with shower over, pedestal wash hand basin and w/c. Heated towel rail. Tiled walls and floor.

Bedroom 4 16'7 x 7'2 (5.05m x 2.18m)

Limited headroom. Rear facing velux window. Under eaves storage. Radiator.

En Suite Bathroom 7'6 x 6'5 (2.29m x 1.96m)

Limited headroom. Side facing obscure glazed window. Suite comprising bath with shower over, pedestal wash hand basin and w/c. Heated towel rail. Tiled walls and floor.

Basement Fire door to

**Workshop/Garage 55' (max) x 35'11(max)
(16.76m (max) x 10.95m (max))**

This spacious area offers a wide range of

opportunities for a variety of uses. Currently used as a workshop, garage and cloakroom comprising w/c, wash hand basin and radiator. Vaillant gas boiler. Side facing windows. Radiators. Electric sliding doors.

Externally Paved off road parking to the front of the property leads up to steps and paved entrance. The elevated front garden, with a variety of mature and young trees and shrubs, offers stunning views overlooking the countryside and Goodwick harbour. Side access leads to the rear garden.

Tenure We are advised that the property is Freehold

Services Mains gas, electricity, water and drainage. Gas central heating.

Viewing Strictly by appointment through Town Coast and Country Estates please.

Agent's Notes Please contact our office for additional information relating to this property.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

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General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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