25 Harbour Village, Goodwick SA640DX

Offers in the region of £129,950

3 Bedroom House
DG and GFCH
Low Maintenance Gardens
Well Presented Throughout
Lovely Family Home
EPC E

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A well presented mid terrace house set in an elevated position in Harbour Village in the coastal village of Goodwick. The property offers good sized accommodation and has low maintenance gardens to the front and rear. Harbour village has a viewpoint which enjoys stunning views across the sea, over the bay and towards Dinas head and Fishguard. Goodwick has shops, restaurants, chemist and primary school. There is also the Stena Ferry Harbour which crosses to Rosslare in Ireland, the train station with links to London and a sandy beach. There is an hourly bus service to the village and across to Fishguard.

**HALL**
Double glazed front door to hall with laminate flooring, under stairs storage cupboard, door to

**DINING ROOM**
10'3 x 12' (3.12m x 3.66m)
Double glazed window to front, fitted carpet, radiator, TV point, telephone point, archway to:

**LIVING ROOM**
13'1 x 12'7 (3.99m x 3.84m)
Fitted carpet, fireplace with wooden surround and gas fire on marble style hearth, alcoves on either side with shelving and cupboards, arch way to staircase, glazed door to:

**BREAKFAST KITCHEN**
13'7 x 11'2 (4.14m x 3.40m)
Range of fitted wall and base units with work surfaces over, 1½ bowl sink with mixer tap, gas cooker point, plumbing for dish washer, integral fridge, integral freezer, breakfast bar, radiator, laminate flooring, two double glazed windows to rear, door to:

**REAR HALL/UTILITY**
Ceramic tiled floor, plumbing for washing machine, double glazed external door to rear, door to:

**SHOWER ROOM**
Comprising shower cubicle with electric shower over, tiled walls, tiled floor, extractor.

**BATHROOM**
Suite comprising of panelled bath, WC, wash hand basin, fully tiled walls, radiator and double glazed window.

**FIRST FLOOR LANDING**
Fitted carpet, access to insulated loft.

**BEDROOM 1**
17'4 x 8'8 (5.28m x 2.64m)
Double glazed window to front with distant sea view, fitted carpet, radiator, fitted wardrobes.

**BEDROOM 2**
14'1 x 7'5 (4.29m x 2.26m)
Double glazed window, fitted carpet, radiator, TV point.

**BEDROOM 3**
10'6 x 9'5 (3.20m x 2.87m)
Double glazed window, fitted carpet, radiator, TV point.

**EXTERNALLY**
To the front a gate gives access to a path and a gravelled low maintenance garden area. To the rear is a yard area and a low maintenance gravelled garden/patio. **GARDEN**

**SHED 13’5 x 7’6**, There is an outside water tap, a gate giving access to the rear lane and parking area.

**SERVICES**
We are advised mains electricity, gas, water and drainage are connected to the property.

**VIEWING**
By appointment with the selling Agents on 01348 873070 or e-mail fishguard@johnfrancis.co.uk

**OUR OFFICE HOURS**
Monday to Friday 9:00am to 5:30pm
Saturday 9:00am to 1:00pm

**TENURE**
We are advised that the property is Freehold

**GENERAL NOTE**
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

**DIRECTIONS**
From Fishguard, take West Street towards Goodwick. On reaching the roundabout by the harbour go straight across onto Goodwick Square. Take the turning to the right up the hill towards Harbour Village. On reaching the village, proceed along you will find No 25 on the left-hand side identified by our John Francis For Sale Board.