



- 3 Bedroom End-Terraced House
- Enclosed Rear Garden & Off Road Parking
- Ideal First Time Buy/Investment
- E.P.C Rating D

£145,000

Est. 1890
evans
roach
01437 762516





Glynislwyn is a spacious 3 bedroom end terraced house with enclosed rear garden and off road parking situated in the coastal village of Goodwick, within walking distance of local amenities and ferry port. This property would be ideal for first time buyer and/or investment.

Property is approached via an enclosed courtyard leading to a partially glazed front door to

Hallway

Stairs leading to split level landing. Radiator. Door to

Living/Dining Room

23'7 (max) x 12'1 (max) (7.21m (max) x 3.70m (max))

Window to front & rear. Two open fireplaces with slate hearths. Built in storage cupboard. Radiators.

Kitchen

15'4 (max) x 9'6 (4.68m (max) x 2.9m)

Window to rear. Partially tiled walls. Range of wall and base units with work surface over. Integrated electric oven and hob with extractor fan over. Stainless steel sink and drainer with mixer tap. Built in storage cupboard housing boiler. Radiator. Double glazed door to



Utility Room

8'11 x 5'8 (2.72m x 1.73m)

Door and window to rear external. Window to living room. Tiled floor. Space and plumbing for washing machine.

First Landing

Stairs in turn leading to second landing. Step up to

Bedroom 1

11'11 (max) x 10'5 (3.65m (max) x 3.20m)

Window to side. Radiator.



Second Landing

Loft access. Door to

Bathroom

11'5 x 6'3 (3.5m x 1.93m)

Partially obscure glazed window to front. Partially tiled walls. Bath. Shower cubicle. Wash hand basin. W/c. Towel radiator.

Bedroom 2

11'6 x 10'2 (max) (3.52m x 3.12m (max))

Window to front. Radiator.



Bedroom 3

12'5 x 10'3 (max) (3.8m x 3.13m (max))

Window to rear. Radiator.

Externally

To the rear of the property is gated off road parking and an enclosed low maintenance garden with access to a storage room.



Tenure

Freehold

Council Tax Band

C

Services

Mains Gas, Electricity, Water & Drainage.

Viewing Arrangements

Strictly by appointment only

Directions

From Haverfordwest drive towards Fishguard. Upon entering Fishguard take the bypass towards Goodwick and take the 1st exit on the roundabout across the Parrog. Pass Tesco Express and take the 1st exit on the roundabout, continuing for approx 1/2 a mile looking for Glynislwyn on the left hand side, as identified by our Evans Roach For Sale Board.

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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