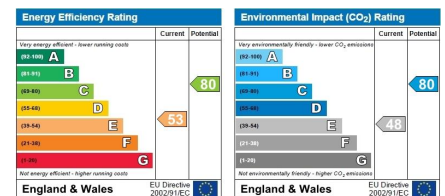




## Bayview, New Hill, Goodwick SA64 0DU

**Offers in the region of £349,995**

**5 Bedroom Semi Detached House  
Stunning Sea Views Over Bay  
Could Be 3 Self Contained Living Areas  
Off Road Parking  
Lovely Gardens  
EPC Rating E**



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WK/WJ/50082/130616

## DESCRIPTION

A 5 bedroom semi detached property set in the coastal village of Goodwick and enjoying beautiful views across Fishguard Bay and towards Dinas Head and Fishguard. The property spans over 4 floors and is laid out in such a way that it can be used as three separate self contained living areas. The current Vendors have renovated the property over the years and have retained or added so many lovely features in such a unique way. The conservatory is a super addition leading onto the decked balcony which is just ideal for taking in the stunning views and enjoying an evening drink, whilst the kitchen which also has a decked balcony is the place to enjoy your morning coffee. This property really needs to be viewed to appreciate what it has got to offer with its style, its versatility and of course its location whether it is for family or business / Investment purposes.

## LOCATION

Goodwick is a pretty coastal village set approximately 2 miles or so from the Town of Fishguard. It has shops, restaurants, chemist, post office, primary school, church, pub, etc. There is Stena Ferry with a route to Rosslare in Ireland, the train station with links to London and the beach. There is an hourly bus service to Fishguard which has links to the larger towns of Haverfordwest and Cardigan. The famous Strumble Head Light house is approximately 4.5 miles away from where you can watch the dolphins at play with the bus service known as the "Strumble shuttle" to get you there. There are many attractions and walks around the area boasting the best of the countryside and coastline.

## ACCESS

There is an off road parking bay which leads onto a gravelled pedestrian path going down to the property. About halfway there is a bridge linking the path to the first floor. Door to;

## KITCHEN

9'6 x 8'7 (2.90m x 2.62m)  
Fitted with a range of base units with worktop over, 1½ bowl stainless steel sink with mixer tap, stained wood flooring, free standing dresser, 4 ring electric hob, electric oven, radiator, double glazed window.

## SITTING/DINING ROOM

12'2 x 11'1 (3.71m x 3.38m)  
Carpet, double glazed window to rear, sea views, radiator.

## BATHROOM

Suite comprising panel bath, electric shower over, radiator, carpet, WC, wash hand basin, window with original leaded glass, extractor.

## INNER HALL

Stained wood flooring, stairs to second floor, door to;

## DINING ROOM

11'5 x 8'6 (3.48m x 2.59m)  
Stained wood flooring, window, radiator, built-in original cupboard, picture rail.

## BEDROOM 1

12'2 x 11'2 (3.71m x 3.40m)  
Stained wood flooring, original open fireplace, double glazed window overlooking the bay and towards Fishguard, radiator.

## SECOND FLOOR LANDING

Door to;

## BEDROOM 2

12'4 12'4/6'7 (3.76m x 3.76m)  
Double glazed window with sea views overlooking the bay, carpet, storage cupboard, radiator.

## BEDROOM 3

14'2 x 11'9 into bay window (4.32m x 3.58m into bay window)  
Carpet, range of fitted wardrobes, window with views over the bay, radiator.

## BATHROOM

Suite comprising panel bath, electric shower over, WC, wash hand basin, tiled floor, radiator, extractor.

## GROUND FLOOR

Leading to;

## HALL

Door to front, stained wood flooring, stairs to first floor.

## SITTING/DINING/KITCHEN

20'4 x 12'8 into alcove (6.20m x 3.86m into alcove)  
Stained wood flooring, kitchen/dining area has a range of wall and base units with worktop over, 1½ bowl stainless steel sink with mixer tap, plumbing for washing machine, 4 ring electric hob with extractor over and electric oven under, original windows to front, radiator, coved ceiling, picture rail, ceiling rose, opening into sitting room area with original ornate fireplace with slate surround, tiled hearth and panels, TV cable, double glazed windows to rear with views over the bay and towards Fishguard, radiator, stained wood flooring.

## BEDROOM 4

12'9 x 12'2 (3.89m x 3.71m)  
Carpet, window overlooking the bay, radiator, original ornate fireplace with inset pewter design panel, tiled panels and hearth.

## BATHROOM

Suite comprising Victorian freestanding bath with glass shower surround and rainfall shower head, WC, bidet and wash hand basin, part stained wood flooring, part carpet, Victorian style radiator, window to side and front, mirror with lights.

## LOWER GROUND FLOOR

Accessed via staircase, half landing with window, landing with 4 stairs down to hall, doors to;

## BEDROOM 5

12'2 x 11'9 (3.71m x 3.58m)  
Carpet, radiator, storage cupboard, linen cupboard housing Bosch gas fired boiler servicing the domestic hot water and central heating system, double glazed doors to;

## CONSERVATORY

17' x 10' 8 (5.18m x 3.05m x 0.20m)

Tiled flooring, radiator, TV cable, doors lead out to a decked balcony with views over the bay, countryside and towards Fishguard

## BATHROOM

Suite comprising rolltop bath with shower attachment with electric shower over, wash hand basin, radiator, tiled walls and floor, cupboard with mirror and light.

## KITCHEN/BREAKFAST ROOM

15'9 x 10'8 (4.80m x 3.25m)  
Fitted with a range of wall and base units with worktop over of wood and granite, Belfast sink with mixer tap, 6 ring Rangemaster with double oven, radiator, vinyl flooring, pantry, double glazed French doors leading out to decked balcony with views over the bay.

## HALL

Door to;

## CAPTAINS LOO

WC, wash hand basin, radiator, window, tiled floor.

## EXTERNALLY

The property has an off road parking bay. A path leads down to the bridge with access to the 1st floor, and continues further down to the main front door. It then leads down to the beautiful gardens where there are seating areas, patios and an array of mature shrubs, trees and flowers, a lawn and superb views over Fishguard bay.

## SERVICES

We are advised that mains water, electricity, drainage and gas 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 go along West Street towards Goodwick. On reaching the roundabout by the Harbour go straight across and take the 2nd turning to the left onto Goodwick Square and then turn right up the Hill signed Pencw / Harbour village. Continue up the hill and passing the semi detached houses on the right until the end you will find Bay View the 2nd from last on the right..