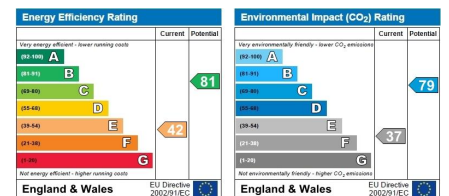




Ty Rhondda, Church Road, Goodwick SA64 0EH

Offers in the region of £160,000

4 Bedroom House
Spacious Accommodation
Double Glazing & Gas Fired Central
Heating
Garage & Garden
Coastal Village Location
EPC Rating. E



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CM/KH/57597/130717

DESCRIPTION

A 4 bedroom semi detached house set in a very convenient location. The lovely coastal village of Goodwick is a short walk to the shops, pubs and restaurant's. The property has character and offers spacious family size accommodation which is double glazed, has a gas central heating system and sea views from the 2nd floor. There are easily maintained gardens to the rear and a garage / workshop. A short distance away is the beach, train station which offers links to London and the ferry harbour which sails to Ireland. The twin town of Fishguard is approximately 2 miles away and if a bus is required then there is an hourly service between the towns. This is a lovely property in such a good location, ideal for family, retirement or investment purposes.

OPEN COVERED PORCH

Quarry tiled floor.

HALLWAY

Entered via double glazed front door, radiator, original parquet flooring, staircase to first floor, telephone point, door to lounge, door to;

DINING ROOM

12'6 x 10'11 (3.81m x 3.33m)
Stained wood floor, double glazed window to front, radiator, wall lights, opening to;

KITCHEN

10'6 x 8'4 (3.20m x 2.54m)
Fitted with a range of wall and base units with worktop over, single drainer stainless steel sink with mixer tap, 4 ring electric hob with extractor hood, eye level double electric oven, tiled floor, double glazed window to rear, radiator, opening to rear hallway, downstairs storage area and to

UTILITY / GARDEN ROOM

14'2 x 6'8 (4.32m x 2.03m)

Part tile and part vinyl flooring, fitted with a range of storage units, double glazed external door to rear, French doors leading to;

LOUNGE

21'6 x 11'5 into alcove (6.55m x 3.48m into alcove)
Fireplace with wood surround with inset gas fire, tiled hearth, two radiators, double glazed window to front, carpet, TV cable, built-in bookshelves, carbon monoxide alarm, storage cupboard, door to hallway.

FIRST FLOOR HALF

LANDING

Double glazed window to rear, carpet.

MAIN LANDING

Carpet, access to loft, opening into rear landing, doors to;

BEDROOM 1

12'10 x 10'9 (3.91m x 3.28m)
Double glazed window to front, carpet, radiator, TV cable.

BEDROOM 2

12'2 x 8'9 (3.71m x 2.67m)
Double glazed window to front, radiator, carpet, built-in wardrobe, picture rail.

BEDROOM 3

10'7 x 9'8 (3.23m x 2.95m)
Double glazed window to rear, radiator, carpet.

BEDROOM 4

8'5 x 7'2 (2.57m x 2.18m)
Double glazed window to front, radiator, carpet.

REAR LANDING

Carpet, staircase to second floor landing, door to;

BATHROOM

Suite comprising panelled bath with electric shower, WC, wash hand basin, double glazed window, vinyl flooring, cupboard housing Ideal gas combination boiler servicing the hot water and central heating system.

SECOND FLOOR LANDING

Two under eaves storage cupboards, Velux window, carpet, door to;

LOFT ROOM

16'6 x 10'8 (5.03m x 3.25m)
Four under eaves storage cupboards, two Velux windows, sea and countryside views.

EXTERNALLY

Steps which lead up to a paved and railed forecourt, gate to the side which gives access to the rear, paved patio area and outside WC. Steps lead up low maintenance tiered garden area and to a **GARAGE - 24'6 x 8'4** with up and over door and pedestrian door, lighting and power connected and a pit.

SERVICES

We are advised that mains water, electricity, gas 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. Go across the roundabout by the harbour and take the 2nd turning to the left onto Goodwick Square then go along main street and take the fork to the right on to Plas y gamil / Church Terrace. You will find Ty Rhondda just past the church on the right identified by our John Francis For Sale board.