

Modern and spacious 3 bedroom detached home with wonderful outlook. Goodwick near Pembrokeshire. West Wales.



Ty-Newydd, Nant y Ffynnon, Goodwick, Pembrokeshire. SA64 0EU.

£379,999

R/4324/RD

**** Modern and spacious 3 bedroom detached family home ** A wonderful outlook over the adjoining countryside and village ** Distant views to Goodwick harbour ** Set within large plot with private off-road parking ** Garage ** Feature first floor lounge and balcony with views ** 2 bathrooms ** Walking distance to village amenities ** NO CHAIN ** Well presented and maintained ** Private rear garden ** An exceptional coastal property within this popular village close to Fishguard and Haverfordwest that must be viewed to be appreciated ****

The property is situated within harbour village of Goodwick along the Pembrokeshire coastline. The village offers a good level amenities and services including leisure facilities, mini supermarkets, petrol stations and public houses. Nearby Fishguard benefits from popular primary and secondary schools. The strategic town of Haverfordwest is less than 30 minutes drive from the property offering 6th form college, retail parks, supermarkets and employment opportunities. Carmarthen and the M4 are less than an hours drive from the property.



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Entrance Hallway

9' 6" x 9' 10" (2.90m x 3.00m) accessed via glass panel composite door with custom made oak open staircase to first floor, understairs cupboard, slate flooring.



Ground Floor Shower Room

10' 8" x 5' 7" (3.25m x 1.70m) with 5' walk-in shower with side glass panels, single wash hand basin on vanity unit, heated towel rail, window to front, tiled flooring and walls, spotlights to ceiling, light up mirror.



Kitchen and Dining Space

18' 7" x 20' 4" (5.66m x 6.20m) open plan space with space for seating to side, sage base and wall units with Quartz worktop, Lemona electric and gas oven, sink and drainer with mixer tap, fitted fridge/freezer, kitchen island with fitted dishwashing, slate flooring, space for dining area with space for 6+ persons table, window overlooking garden, side seating area with sliding patio doors to garden.





Inner Hallway

With access to:

Utility Room

7' 8" x 5' 9" (2.34m x 1.75m) a useful storage space with side window, washing machine connection, slate flooring, multiple sockets.



Front Bedroom 1

9' 9" x 11' 4" (2.97m x 3.45m) double bedroom, oak effect flooring, multiple sockets, window to front.



Rear Bedroom 2

9' 5" x 11' 5" (2.87m x 3.48m) double bedroom with dual aspect windows overlooking garden and with countryside views, multiple sockets, oak effect flooring.



FIRST FLOOR

Open Plan Living Space

24' 7" x 20' 2" (7.49m x 6.15m) straight into open plan lounge with feature vaulted ceilings and exposed oak 'A' frames, oak flooring, window to front with views over the adjoining

countryside and distant views to harbour, space for large furniture, access to rear balcony via sliding patio doors with views over the countryside, multiple sockets, 3 x radiator.





Master Bedroom 3

11' 2" x 17' 6" (3.40m x 5.33m) double bedroom suite, with window to front enjoying views, multiple sockets, radiator, oak flooring, fitted cupboards, access to loft, spotlights to ceiling.





En-Suite

with feature roll-top bath, 1600mm walk-in shower with side glass panel, combined WC and single wash hand basin vanity unit, tiled walls, tiled flooring, heated towel rail.



EXTERNAL

To Front

The property is approached from the adjoining county road into a gravelled forecourt with ample space for 2+ vehicles to park and access to:



Garage

14' 3" x 8' 5" (4.34m x 2.57m) of block construction with steel up and over door to front, rear pedestrian door, electric connection.

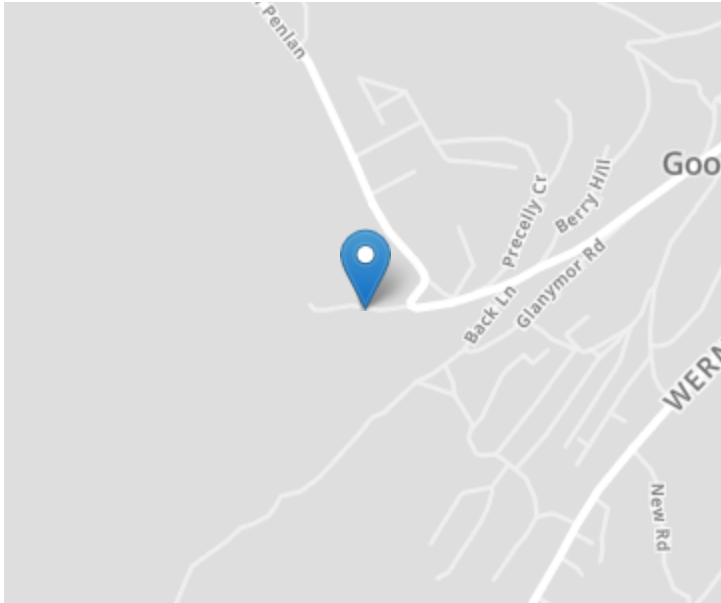
Rear Garden

Footpaths continue to the front of the house and to the rear of the property and enclosed rear garden area with extending patio area from the kitchen and dining space being slightly elevated and overlooking the adjoining countryside and steps down into a private enclosed lawn with no overlooking and a wonderful space for the family.



MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.



Directions

From Tesco on the A40 proceed onto the mini-roundabout continuing north onto Station Hill until you reach the junction. Take a left onto Quay Road and then the second right hand turning onto Goodwick Hill. Continue to the top end of Goodwick Hill bearing left at the sharp bend at the top and Ty Newydd is the third on the left hand side as identified by the Agents for sale board.

For further information or to arrange a viewing on this property please contact :

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