



VIEWING: By appointment only via the Agents.

TENURE: We are advised freehold

SERVICES: We have not checked or tested any of the services or appliances at the property

Please note, we are advised by the vendors this property benefits from shared private drainage. Costs of Shared Private Drainage & Driveway maintenance are shared by the residents. The vendors inform us a fee of around £250 is to be paid annually

TAX: Band F

LG/JLA 08/21 takeonok

FACEBOOK & TWITTER

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<https://www.facebook.com/westwalesproperties/>

This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows and other features may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.

Plan produced using PlanUp

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk

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4 Cart-Tws Bach Treffynnon, Haverfordwest, Pembrokeshire, SA62 5LA

- Semi-Detached House
- Two Double Bedrooms
- Master Bedroom with Ensuite
- Downstairs WC
- Modern Fitted Kitchen
- Oil Central Heating
- Village Location
- Countryside Views
- Driveway Two Cars
- EPC Rating C

Offers In Excess Of £325,000

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The Agent that goes the Extra Mile



This charming, immaculately presented semi-detached house, is set in the rural village of Treffynnon with stunning countryside views and close to the beautiful sandy beach of Newgale. The property enjoys a tranquil setting and would be ideal as a family or holiday home.

The property benefits from oil central heating and double glazing. The accommodation briefly comprises; Entrance hall, a modern fitted kitchen, utility and pantry room, living room/diner with solid oak floor, stone detailing in the wall and a cozy log fire. The first floor has two double bedrooms, a master bedroom with ensuite, and a family bathroom.

Externally, the front garden is laid to lawn and sits alongside the driveway which has parking for 2 cars. The rear garden is laid to gravel, side access around the back of the property has a seating area to enjoy the peacefulness of the countryside. Viewing is highly recommended to fully appreciate this property.

Llandeilo is a small rural village just 1.4 miles away, situated in the heart of the Pembrokeshire Coast National Park, which offers wonderful opportunities for walking, cycling and bird watching. The long sandy beach of Newgale, famed for its surf, is approx. 4 miles away, The harbour village of Solva is also around 4 miles away and has several restaurants, cafes, public houses, and shops. St Davids is around 7 miles from the village, with its famous Cathedral, Bishops Palace, and a good range of amenities including restaurants, galleries, shops, supermarket, chemist, doctors and dentists.

The beaches of Newgale are just 5.3 miles away and Whitsands are excellent for surf and water sports activities, as is Abereiddy's glistening Blue Lagoon and Porthgain Harbour, a picturesque coastal village with fantastic cliff top walks



Entrance Hall

6'31 x 15'16 max (1.83m x 4.57m max)

Downstairs WC

2'83 x 6'30 (0.61m x 1.83m)

Kitchen

9'98 x 13'80 max (2.74m x 3.96m max)

Utility

5'73 x 7'55 max (1.52m x 2.13m max)

Pantry

5'26 x 7'03 max (1.52m x 2.21m max)

Living Room

21'06 x 18'98 max (6.55m x 5.49m max)

Landing

6'16 x 15'83 max (1.83m x 4.57m max)

Bathroom

4'79 x 9'03 (1.22m x 2.82m)

Bedroom 1

14'42 x 9'51 (4.27m x 2.74m)

Bedroom 2

14'01 x 9'56 (4.29m x 2.74m)

Master Bedroom

19'91 x 11'61 max (5.79m x 3.35m max)

Master Ensuite

6'23 x 7'80 max (1.83m x 2.13m max)



DIRECTIONS

From Haverfordwest, take the A487 towards St Davids. Pass through Newgale and up the hill to Penycwm. Take the 2nd turning right signposted for Llandeilo and drive for approx 1 mile, then turn left and left again after another mile. After 1.4 miles turn left. After 20 yards property will be on your left. From Fishguard, take the A487 towards St Davids, and turn left at Mathry where signposted for Llandeilo, past Mabws Bridge Caravan Park, straight over the next junction. At the next junction briefly join the B4330, then turn to continue straight ahead where the road bends sharply to the left. Continue for just over 1 mile, then turn right toward Llandeilo follow for 1.4 miles then turn left and the property is on the left after 20 yards.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.