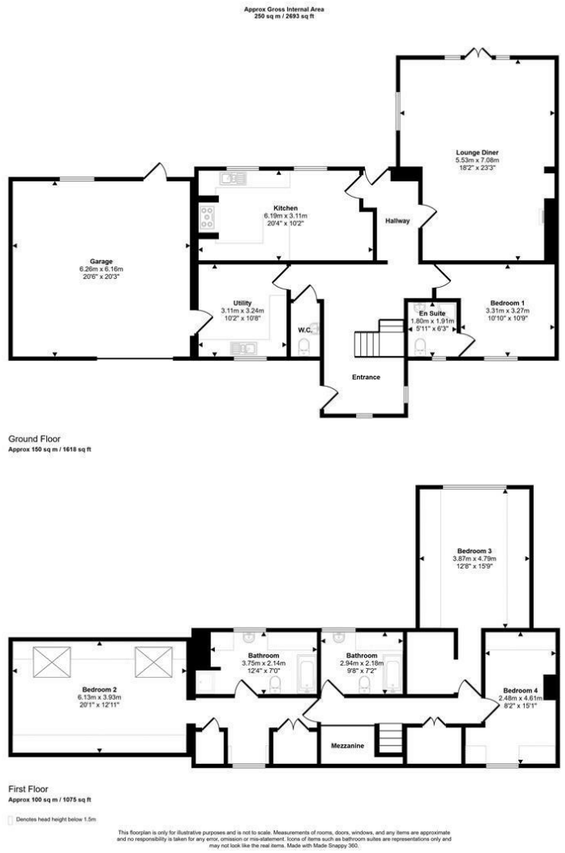




VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage
HEATING: Oil
TAX: Band F

We would respectfully ask you to call our office before you view this property internally or externally

IRK/ESL/06/26/DRAFT

FACEBOOK & TWITTER
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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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

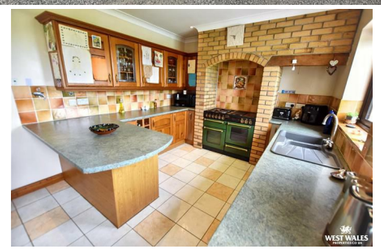
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



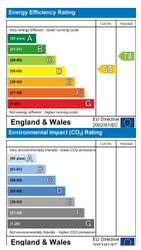






Ty Timsam Croesgoch, Haverfordwest, Pembrokeshire, SA62 5JR

- Detached House
- Four Double Bedrooms (One En-Suite)
- Integral Garage
- Well Presented
- Oil Fired Heating
- 0.43 Acre Plot
- Open Plan Lounge/Diner
- Ample Off Road Parking
- Far Reaching Sea Views
- EPC Rating: TBC



Offers In The Region Of £475,000

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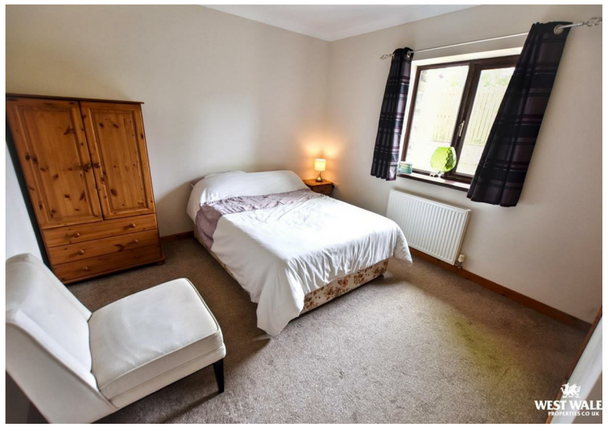
The Agent that goes the Extra Mile



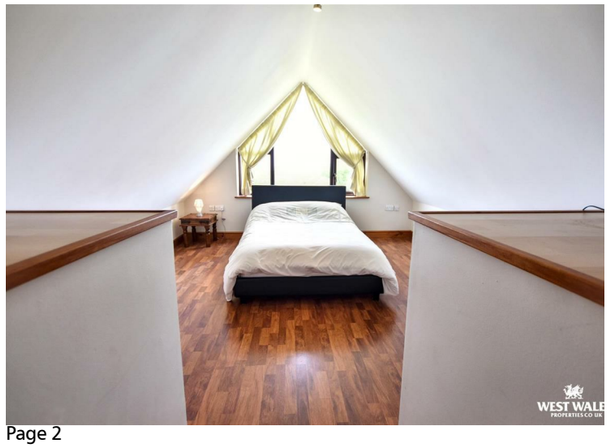


















Ty Timsam is a beautifully presented detached family home, situated along a private road in the highly sought-after village of Croesgoch. Built by the current vendors, the property offers versatile accommodation, enjoying a pleasant setting with stunning far-reaching coastal views from its rear elevation.

The accommodation briefly comprises an inviting entrance hall, an open-plan living and dining room featuring a charming wood-burning stove and French doors to the rear, and a well-appointed kitchen/breakfast room with space for a range cooker, ideal for family life and entertaining. A practical utility room provides access to the integral double garage, while a ground-floor bedroom with en-suite shower room offers excellent flexibility for guests, multi-generational living, or home working.

The first floor hosts three further bedrooms, including one with a spacious en-suite bathroom featuring a separate shower. Another bedroom benefits from a striking vaulted window, perfectly positioned to capture the spectacular sea views that can be enjoyed from all rear-facing aspects of the property. A family bathroom completes the first-floor accommodation.

The property benefits from oil-fired central heating and is presented in a clean decorative order throughout, with tasteful neutral d☏cor creating a bright and welcoming atmosphere.

Externally, Ty Timsam occupies a plot measuring approximately 0.43 acres with a substantial rear garden enjoying breathtaking coastal vistas and a patio seating area, providing the perfect setting for outdoor relaxation and entertaining. To the front, a gated driveway offers ample off-road parking, enhancing both convenience and security.

Combining flexible living space, attractive presentation, and exceptional coastal views, Ty Timsam presents a wonderful opportunity to acquire a superb family home in







DIRECTIONS

From the Haverfordwest office, take the B4330 out of town and follow for approximately 14 miles until you reach the village of Croesgoch. Turn left onto the A487 and then take the next right off the main road. Drive down the land to the left of Croesgoch Farm Stores where you will find Ty Timsam on the right hand side.
What/Three/Words:///stewing.gurgling.airtime

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