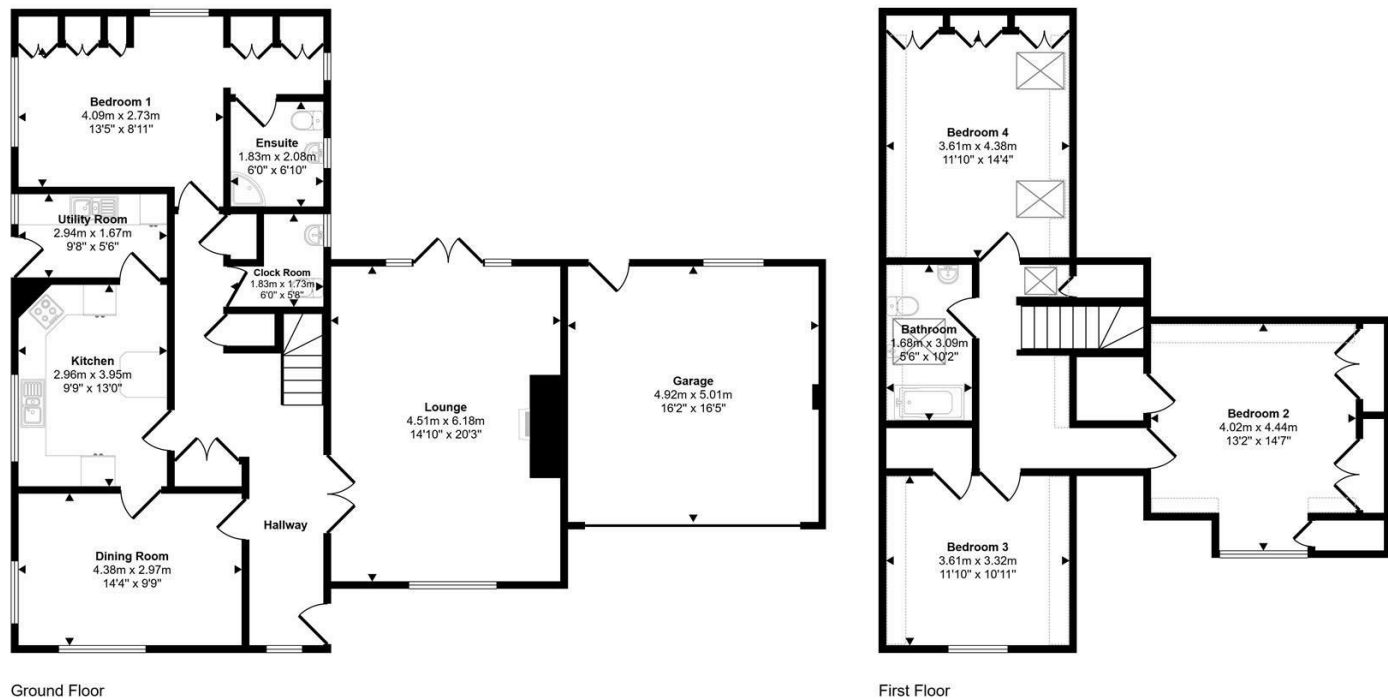




Ground Floor

First Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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/CFH/07/26/DRAFT

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

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

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

TELEPHONE: 01437 762626

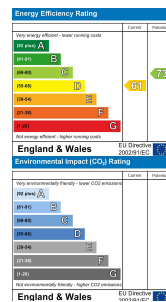


Ordiwedd Penparc, Trefin, Haverfordwest, Pembrokeshire, SA62 5AG

- Detached Dormer Bungalow
- Coastal and Countryside Views
- Three Reception Rooms
- Double Garage & Driveway Parking
- Well-Maintained Gardens
- Four Double Bedrooms
- Kitchen & Utility Room
- Family Bathroom & Ensuite
- Double Glazing & Oil Central Heating
- EPC: D

Offers In Excess Of £450,000

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The Agent that goes the Extra Mile



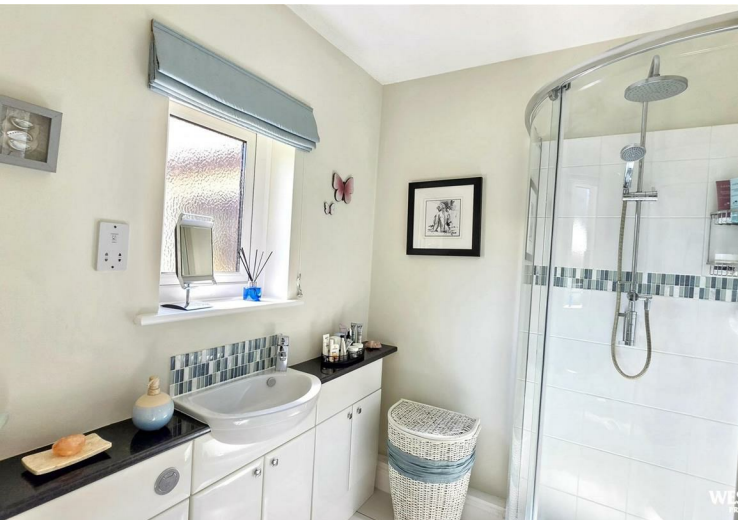


Set in a desirable residential cul-de-sac location, within the coastal hamlet of Penparc, close to Trefin and the Pembrokeshire Coast National Park, O'r Diwedd is a impressive detached four-bedroom dormer bungalow offering flexible accommodation, well-maintained gardens and views towards the coastline. Combining character features with modern finishes, this property is well suited to family living, retirement or those looking for a coastal home within easy reach of beaches and the Pembrokeshire Coast Path.

The accommodation is entered via a hallway which provides access to the reception rooms. The living room is centred around a stone fireplace with a multi-fuel stove and exposed ceiling beams, with French doors opening directly onto the rear patio. A separate dining room provides ample room for family meals and special occasions.

The kitchen is fitted with a range of contemporary wall and base units and a central island providing additional workspace. Leading from the kitchen is a useful laundry/utility room with external access. The ground floor also benefits from a double bedroom with fitted wardrobes and an en-suite shower room. The first floor landing leads to three further double bedrooms, with two taking advantage of views across the surrounding countryside towards the coast and a family bathroom.

Externally, the property benefits from an enclosed gardens, the paved patio wraps around the rear and side of the property, providing a choice of seating areas, complemented by mature shrubs, established planting and attractive borders. A driveway provides off-road parking and leads to the integral double garage with electric door, offering further parking, storage or workshop space. Benefitting from oil-fired central heating and double glazing. Whether you are searching for a permanent residence, a retirement home or a coastal retreat, this property offers a combination of flexible accommodation and an excellent location. Early inspection is strongly advised!



DIRECTIONS

From West Wales Properties, 12 Victoria Place, Haverfordwest, proceed south-west on Victoria Place and continue onto Freemans Way (A4076). At the roundabout, take the second exit onto the A40 towards Fishguard. Continue on the A40 for approximately 10 miles before taking the left-hand turning signposted Mathry / Trefin (B4331). Follow the B4331 through the villages of Letterston and Mathry, continuing towards Trefin. As you approach Trefin, continue into the hamlet of Penparc. Turn left into the residential cul-de-sac where O'r Diwedd is located. The property will be found towards the end of the cul-de-sac. What3words: ///overt.await.streetcar

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