

### Floorplan

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: We are advised Freehold

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

TAX: Band C

CFH/ESL/11/22/OK/ESL

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

#### **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









## 1 Cefn Gallod, Trefin, Haverfordwest, Pembrokeshire, SA62 5AP

- Semi Detached Bungalow
- · Beautifully Presented
- Gardens Front, Side & Rear
- Sought After Village Location
- Local Restrictive Covenant

- Two Double Bedrooms
- Open Plan Living Space
- Oil Central Heating & Double Glazing
- Multi Fuel Stove
- EPC Rating: E



# Offers In Excess Of £180,000

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

The Agent that goes the Extra Mile



Page 4

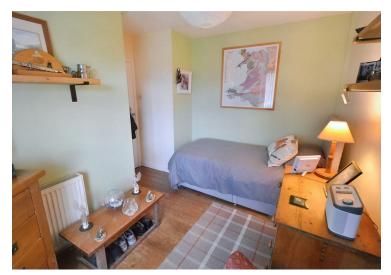




















A beautifully presented semi-detached bungalow situated on the edge of the highly popular coastal village of Trefin. The layout of the property briefly comprises of an entrance hallway with stripped wooden floor boards, an open plan Living Area/Kitchen installed with multi fuel stove, and a handy Utility Room. There are two double bedrooms and a modern Family Bathroom. The property benefits from oil fired central heating and double glazing.

Externally there is a purpose built store and low maintenance cottage garden to the rear, whilst the garden to the front and side is laid to lawn. Please note that the property has a Local Restrictive Covenant in place.

This is a fantastic First Time Buy or would make an accessible home to enjoy retirement, viewing is highly recommended!

The village of Trefin, with its Public House and Galleries, is situated close to the North Pembrokeshire coast, midway between the ferry port of Fishguard and the Cathedral City of St Davids. Trefin is on on the main Fishguard–St Davids bus route with additional summer services. The local school Croesgoch CP School. This popular village sits within the stunning scenery of the Pembrokeshire Coast National Park - a 'mecca' for holiday makers!

The coastal path offers lovely walks, and the rocky coves of Abercastle, Aberfelin and Abereiddy are all within easy reach, whilst the sandy beaches of Traeth Llyfn and Whitesands are within 10 - 15 minutes' driving distance. The Strumble Shuttle bus service passes through the village 3 times a day during the summer months. The nearest convenience store/petrol station is only a mile or so away at Square and Compass.







## **DIRECTIONS**

From Haverfordwest take the A40 towards Fishguard. When you reach Letterston take the B4331 in the direction of Mathry. At the T Junction turn left onto the A487. When you reach Square & Compass take the right-hand turn to Trefin. Carry on until you reach the village, in centre of village there is a small green area, go straight ahead and take the turn right. Continue a short distance and 1 Cefn Gallod will be on your right hand side indicated by our for sale board.

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