

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

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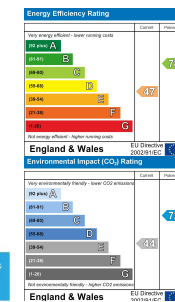


## 1 Cefn Gallod, Trefin, Haverfordwest, Pembrokeshire, SA62 5AP

- 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

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*The Agent that goes the Extra Mile*







### 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](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.