

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

JETH/ESL/03/26/JETH

FACEBOOK & TWITTER

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<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.

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

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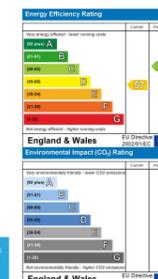


Glanymor Porthgain, Haverfordwest, SA62 5BP

- End Terrace House With Parking
- Very Well Presented
- Four Bedrooms
- Open Plan Lounge/Diner With Wood-Burning Stove
- Sea Views And Walking Distance To Harbour
- Oil Central Heating
- Picturesque Coastal Village Location
- Master Bedroom With En-Suite Shower Room
- Pretty Tiered Garden, Storage Room And Parking
- EPC Rating: D

Offers Around £390,000

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The Agent that goes the Extra Mile





Glanymor is a very well presented end terrace house located in the sought after coastal village of Porthgain. The property is within walking distance of the harbour, the village centre and the coast path. The property is offered for sale with the great appeal of no onward chain, making it a fantastic prospect for a holiday let investment, family home, or private bolt hole by the sea!

The layout of the property briefly comprises of an entrance porch opening into the kitchen/breakfast room which is supported by a handy utility room, and an open plan living room/diner boasting double aspect windows to take advantage of the sea views, and a wood-burning stove as a focal point. On the first floor is a landing leading through to four bedrooms, the master is served by an en-suite shower room, and a family bathroom. The property is in a lovely decorative order and is served by double glazing and oil fired central heating.

Externally, the property is accessed via a single track lane and is in an elevated position above the village. There is off road parking to the side of the lane. There is a handy storage room beneath the property - great of storage of bikes, kayaks etc. The garden is tiered and mostly laid to lawn with a viewing point over the village and coast at the top of the garden.

This is a rare opportunity to purchase in a sought after coastal village, a must see!

Porthgain is a small coastal hamlet on the north coast of St Davids Peninsula, once a small commercial harbour used for exporting stone from the nearby quarry, Porthgain is now very popular thanks to a great pub, a super cafe/restaurant and excellent art galleries. It is also situated within the Pembrokeshire Coast National Park and is directly located on the North section of the 186 mile Pembrokeshire Coastal Path! What3Words: royal.informal.micro



DIRECTIONS

From our Haverfordwest Office, take the B4330 and follow for approximately 10 miles into the village of Croesgoch. Go straight over the A487 in the direction of Llanrhian and straight over the Llanrhian crossroads (towards Porthgain). Continue until you reach the village, then turn immediately right, then bear right again and the property will be found on your left hand side at the end of the road. What3Words:///lunging.destiny.squirted

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