



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. property has Private Drainage, Mains Electric, Mains Water

HEATING: Oil Central Heating

TAX: Band 'E'

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

JETH/AMA/02/24/OK

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](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626

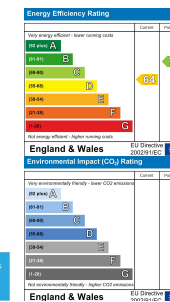


## 6 Ty Gwyn Mabws Fawr, Mathry, Pembrokeshire, SA62 5LL

- Well Presented
- 4.5 Miles to the Coast
- Garden
- LPG Central Heating
- EPC D
- Two Bedrooms
- Open Plan Living Area
- Off Road Parking
- Double Glazed

Offers Over £210,000

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*The Agent that goes the Extra Mile*







This delightful, well-presented two-bedroom cottage, situated in a rural hamlet and only 4.5 miles from the beautiful Pembrokeshire coast. The cottage would make an ideal home, holiday getaway or investment opportunity and is currently being run as a holiday let.

The accommodation briefly comprises: Hallway with WC and storage cupboard, 26' long open plan lounge/dining area, modern kitchen and conservatory. Upstairs there are two bedrooms and a family bathroom. Property benefits from LPG gas central heating and double glazing.

Externally to the front, there is a small lawned area with steps down to the front door. There is shared use of the roadway which loops around the neighbouring properties to the rear where you will find off-road parking for 2 vehicles to the rear. The enclosed rear garden is mainly laid to lawn with mature shrub borders. A raised paved patio completes the outdoor space, which is ideal for alfresco dining.

Nearby Mathry is a popular village situated some 2.5 miles from the North Pembrokeshire coastline at Abercastle, 8 miles from the Cathedral City of St Davids and 5 miles from the harbour and ferry port of Fishguard, on the North Pembrokeshire coast. The village has a tea room, church, public house, with wider facilities available in St Davids, Fishguard, and the county town of Haverfordwest, some 14 miles to the south. See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) for our own TV Channel with Location Films of the area.



### DIRECTIONS

From our office in Haverfordwest, continue up the High Street and follow the one-way system, and bear right into Albert Street. Continue in the right-hand lane and bear right into Barn Street. Straight over mini roundabout and through the lights beside Lidl. Turn left before Tots nursery and continue up Crows Hill. Follow B4330 through Hayscastle until you see signs for Mathry and turn right at the junction. Continue up this road a short distance until you come to Mabws Fawr, turn in, and follow the roadway through the houses taking you to the rear of the property. The house is named and there are 2 parking spaces in front of it. Please park here for the duration of the viewing. What3words [claws streaking film](https://www.what3words.com/)  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.