

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.  
COUNCIL TAX: Band 'C'  
HEATING: Oil

ref: JETH/ LLE / NOV / 25

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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,

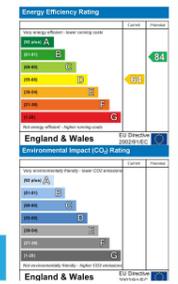
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

### Ty-Ffaenor Wallis, Haverfordwest, SA62 5RB

- Semi-Detached Cottage
- Two Double Bedrooms
- Desirable Semi-Rural Setting
- Mature Garden With Outbuildings
- Driveway Parking
- Character Features
- Immaculately Presented
- Utility Shed And Storage
- Garden Room With Hot Tub
- EPC Rating: D

Offers In The Region Of £280,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





A brilliant opportunity to acquire an immaculately presented semi-detached cottage, situated in the very desirable semi-rural hamlet of Wallis, Haverfordwest. The character cottage retains many original features, and has been tastefully decorated throughout. Boasting a wealth of charm, the property provides a warm and welcoming atmosphere. The cottage would make an ideal property for a small family, holiday home or retirement property. Viewing is highly recommended to appreciate all it has to offer!

From the moment you enter the cottage, it does not fail to impress from oak doors and slate window cills. An entrance hall leads through into the timeless cottage kitchen/diner, which features exposed beams, solid wood kitchen, Belfast sink and Rangemaster. The ground floor also accommodates the cosy living room with snug area. Laid with herringbone flooring, the living space provides the ideal space to relax with family and friends. A staircase leads upstairs, where the tasteful decor continues. The first floor is home to the modern bathroom, and two double bedrooms, both featuring those gorgeous exposed beams. The property benefits from UPVC double glazing, oil central heating and is served by a sewerage treatment plant.

Externally, a paved area to the front provides a great seating area, with the driveway and majority of the garden located across the lane from the property. The gravelled off road parking offers space for two vehicles and is home to storage shed and utility area. Steps lead up to the mature lawned garden, which provides a garden room with hot tub, vegetable patch and outbuildings. The garden is ideal for any keen gardener or those wanting to immerse themselves in nature. The outbuildings also offer options to create a workshop area, or simply great storage. There is also lapse planning in the garden for a 3-bedroom dwelling.



Wallis is approximately eight miles north of the county town of Haverfordwest, and three miles from the village of Spittal, with its new and popular primary school. The nearest railway station is also three miles away at Clarboston Road. It is ideally situated for access to the popular towns of Haverfordwest, Fishguard and Narberth. Pembrokeshire's beautiful sandy beaches and rocky coves are within easy driving distance.



**DIRECTIONS**  
From Haverfordwest take the B4329/Cardigan Road out of town, taking the 3rd exit at Bridgend Square roundabout. Continue to follow road, then turn right onto Cardigan Road/B4329. At Cardigan Road Roundabout, take the 2nd exit onto B4329. Follow road for approx 6.6 miles, then turn left. At the junction, turn left then right. The property will be down the lane on the right hand side.  
What/Three/Words:///lilac.tedious.bridge  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.