

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 N/A  
 Business Rates Apply - Rateable Value £13,250 Per Annum

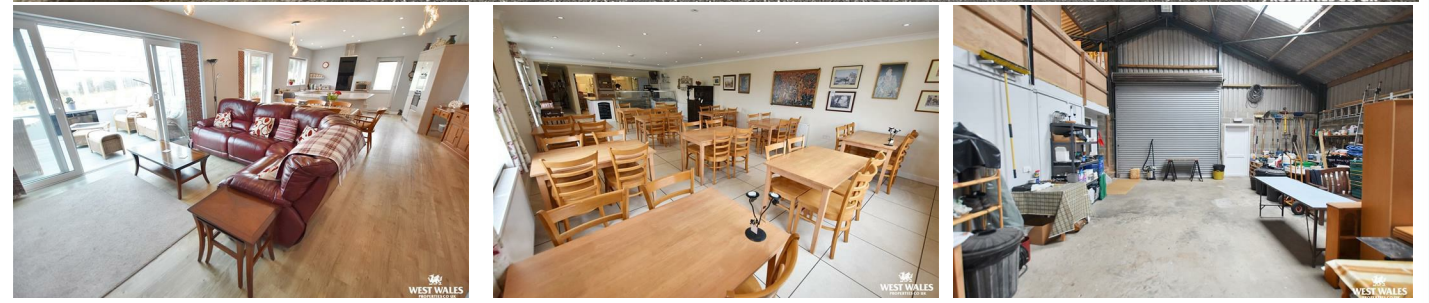
We would respectfully ask you to call our office before you view this property internally or externally

SSG/ESL/07/25/OK  
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 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.

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

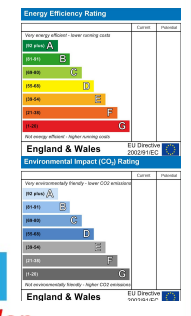


**Siop Fach Mathry Hill, Mathry, Haverfordwest, Pembrokeshire, SA62 5HB**

- Detached Mixed Use Premises
- Flexible Accommodation With Three Phase Electricity
- Workshop/Garage
- Comfortable Family Home
- Building Plot adjacent by Separate Negotiation
- Countryside Views
- Ample Driveway Parking
- Former Shop & Team Rooms
- Opportunity for a Lifestyle Change
- EPC Rating: D

**£450,000**

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**The Agent that goes the Extra Mile**



\*\*Adjacent building plot available at separate negotiation\*\*



Nestled in the heart of the charming village of Mathry, Siop Fach presents a rare opportunity to acquire a characterful and versatile property steeped in local history. Formerly a thriving antique shop and tea rooms, with a comfortable family home adjoined, this property offers endless potential for a complete lifestyle change!

The commercial element comprises of a cafe dining area with serving counter, commercial kitchen, prep room, customer toilets and office, all of which are centered around a welcoming hallway which also leads through to a showroom previously used as an antique shop. There is a large workshop with full height door providing vehicular access and mezzanine floor providing storage, presenting the potential for a different business venture. There are ample store rooms/utility areas to serve the business side of the property.

The residential aspect offers a modern and comfortable family home with two/three double bedrooms, a family bathroom, and an open plan living space boasting a modern kitchen and conservatory. The entire premises is in an excellent order, with double glazing and oil fired heating.



Externally, there is ample off road parking on a gravel driveway, and space for outside seating for the tea rooms if desired. To the rear is a low maintenance patio and lawned garden area which serves the residential unit at the rear. Fantastic countryside views can be enjoyed from many aspects, but particularly from the conservatory and patio seating area.

This is a rare opportunity which allows you to hit the ground running with an exciting venture, viewing is highly recommended!

Located just a short drive from the Pembrokeshire coastline and the popular harbour town of Fishguard, Siop Fach is ideally positioned to enjoy the best of rural and coastal living. With its unique charm and enviable location, this delightful home represents a wonderful opportunity not to be missed!



**DIRECTIONS**  
From Haverfordwest take the A40 in the direction of Fishguard. When you reach the village of Letterston, take the left hand turn onto the B4331, and continue until you meet the T Junction for the A487. Turn left here and then take the next right-hand turn to Mathry. Follow the road up the hill where you will find the property will be on your left hand side.  
What3Words:///shocked.recur.coining

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