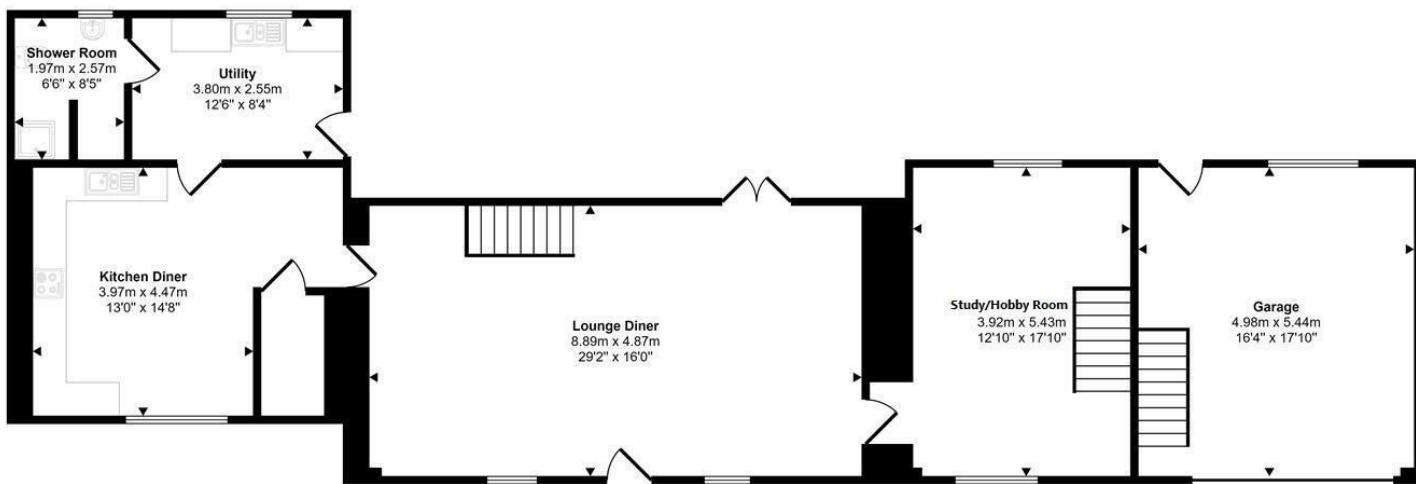
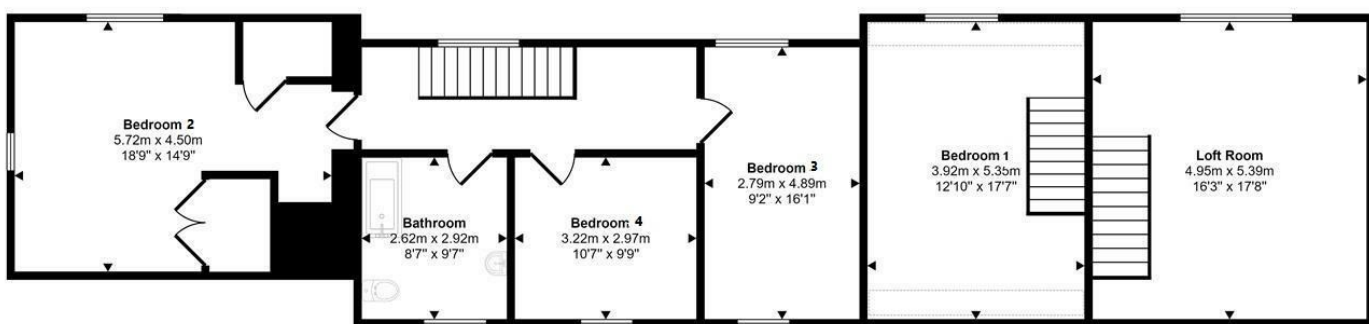


Denotes head height below 1.5m



Ground Floor



First Floor

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 F

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

OAJ/ESL/09/22/OK/ESL

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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.

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

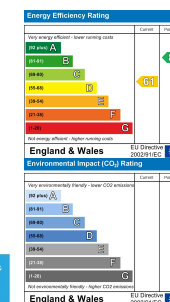


## Ty Di Rif Llwyn y Gorras, Castlemorris, Haverfordwest, Pembrokeshire, SA62 5ES

- Barn Conversion
- Open Plan Living Area
- Front And Rear Gardens
- Character Features
- Double Garage And Parking
- Four Double Bedrooms
- Rural Location
- Beautifully Presented
- Solar Panels And Oil Boiler
- EPC Rating: D

Offers In Excess Of £500,000

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

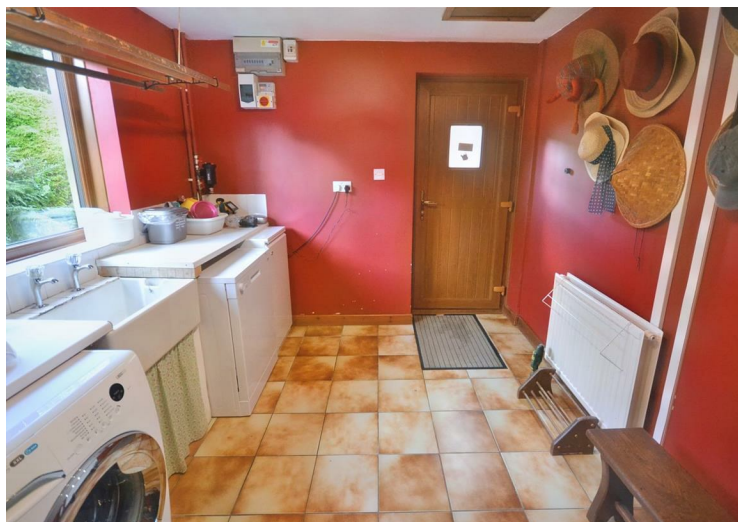
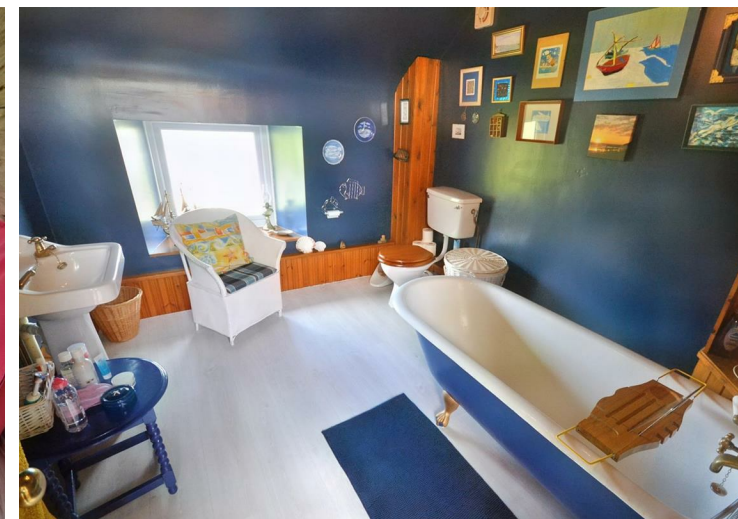


12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk) TELEPHONE: 01437 762626

**The Agent that goes the Extra Mile**





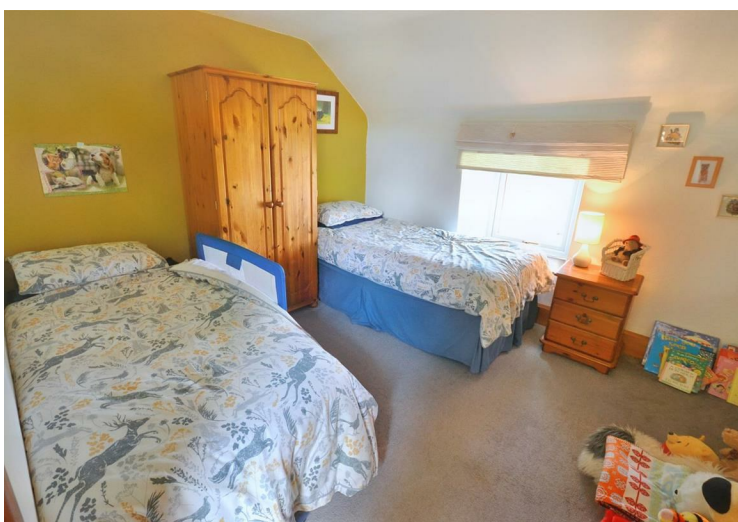
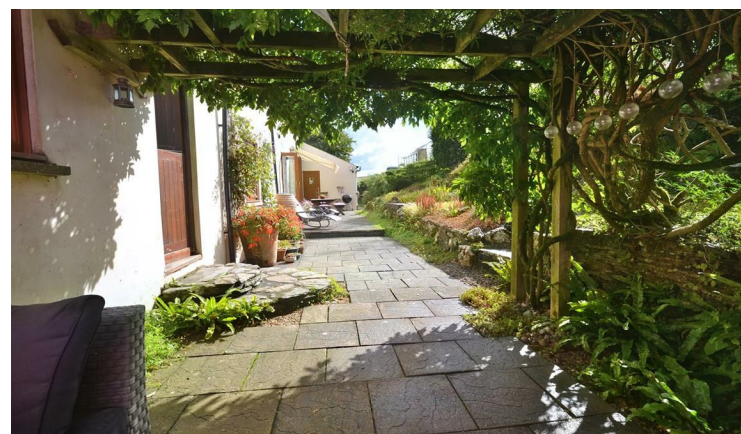
Ty Di Rif is a beautifully presented barn conversion located within a small cluster of properties at the end of a private road. Previously a Cart House serving the neighbouring farmhouse, the property was converted in the early 90's and retains much of its original charm.

The layout of the property briefly comprises of an open plan Living/Dining Room with a wood-burning stove and French doors to the garden, Kitchen with solid oak worktops and Pantry, Utility Room, Downstairs Shower Room, Four Double Bedrooms and a Family Bathroom with a cast iron roll top bath. The property is fuelled by an oil fired boiler and freehold solar panels provide reduced energy bills.

The entrance door opens into an open plan Living/Dining Room with a wood burning stove and French doors to the garden. The Kitchen/Breakfast Room boasts a pantry, and is assisted by a Utility Room. The ground floor also offers a downstairs Shower Room and Study/Hobby Room with stairs leading to a separate Double Bedroom, perfect as a guest room! The main staircase in the Living Room leads to the first floor Landing, which offers three further Double Bedrooms and a Family Bathroom with a cast iron roll top bath. The property is fuelled by an oil boiler, with solar panels

Externally the property offers a driveway accessed along a shared driveway to the front with access to the adjoining double garage, which has another floor overhead which would serve as storage space or further accommodation/office space (subject to any necessary planning permission). The rear garden is very well maintained, with a patio seating area with a wooden pergola, leading onto a pretty landscaped garden with vegetable plot and greenhouse.

The little hamlet of Castle Morris lies mid way between the villages of Letterston and Mathry, and is less than 5 miles from the north Pembrokeshire coast at Abercastle. Letterston (3.5 miles) has a good range of amenities, including a primary school, public houses, butcher, convenience store and well known fish & chip restaurant, whilst the harbour town of Fishguard (7 miles) has a secondary school and wider range of shops, garages, supermarkets etc., as well as the ferry port to Ireland. The county town of Haverfordwest lies 10.7 miles to the south, and the lovely cathedral city of St Davids lies 11.5 miles to the west.



## DIRECTIONS

From Haverfordwest, take the A40 towards Fishguard. Continue on that road until you get to Letterston, take the left-hand turn and follow the road, take the last turning on your left before the T-Junction joining the A487 at Mathry, Take the first right-hand turn off this lane and follow the road along, where you will find the property after you pass the farmhouse. What3Words reference: briefing.culminate.tape

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