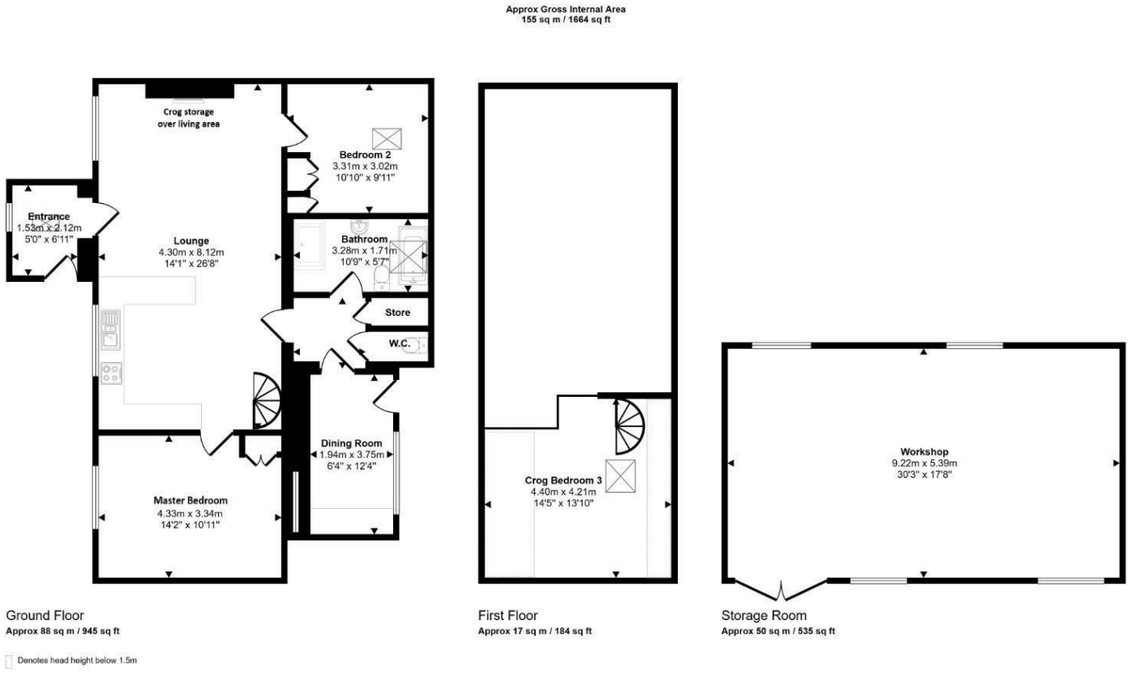


VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Private Drainage
HEATING: LPG Gas
TAX: Band E

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

CFH/ESL/03/26/OK/LG

FACEBOOK & TWITTER
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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

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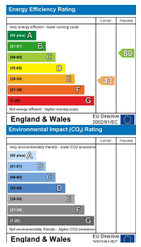






Bwthyn Tresais Caerfarchell, Solva, Haverfordwest, Pembrokeshire, SA62 6XE

- Traditional Stone Cottage
- Character Features
- Open Plan Living Space
- Front And Rear Garden
- Paddock Measuring 2.3 Acres
- Three Bedrooms
- Mezzanine Floor
- Wood-Burning Stove
- Workshop To Rear
- EPC Rating: E



Price £350,000

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The Property Ombudsman

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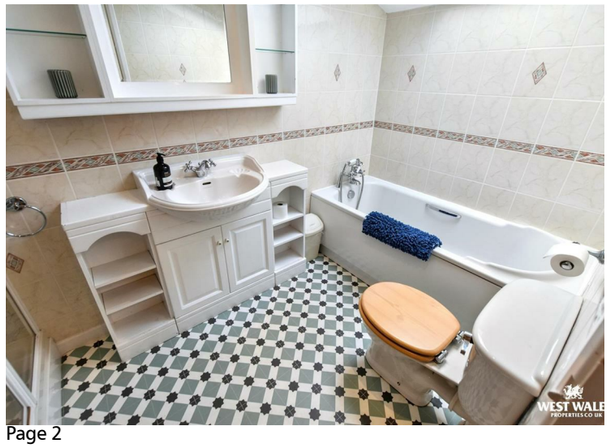




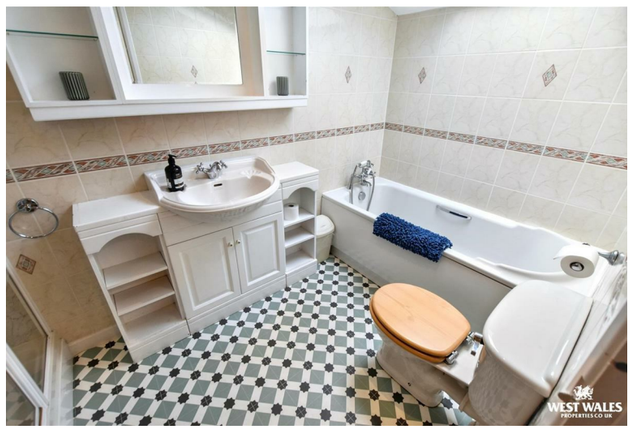














Cottage With Paddock

Welcome to Bwthyn Tresais, a most charming semi-detached Pembrokeshire long house located in a rural situation close to the sought after harbour village of Solva. The property is currently run as an established holiday let, and is offered for sale with the huge appeal of no onward chain!

The layout of the property briefly comprises of an entrance porch leading through to an open plan living space, housing a fitted kitchen, living area with a feature fireplace housing a wood-burning stove. The living space boasts a vaulted ceiling with exposed beams and stonework. A spiral staircase leads up to a mezzanine floor, which is being utilised as a bedroom. There are two double bedrooms, an an inner hallway leading through to the family bathroom which is equipped with both a bath and step in shower, a separate WC and a dining room with space for utility appliances. The property is served by LPG gas heating and enjoys a well maintained decoration throughout.

Externally, the property is located on a private track that leads to the row of three properties. The property has a gated driveway providing off road parking to the front for approximately four cars. To the rear is a lawned garden to the rear, progressing on to the workshop which offers handy work/storage space. Whats more, the property is being sold with an additional paddock, measuring approximately 2.3 acres.

The charming hamlet of Caerfarchell, which has been designated as a conservation area, is situated approximately 2 1/2 miles from both St Davids and the picturesque harbour village of Solva, and is close to the old St Davids Airfield, which provides pleasant walks for dog & nature lovers!

Renowned for its Cathedral and ruined Bishops Palace, St Davids is situated some fifteen miles North West of the County town of Haverfordwest, and has the benefit of numerous amenities and facilities including Doctors' and Dentists' Surgeries, Secondary & Primary Schools







DIRECTIONS

From our Haverfordwest office take the A487 towards St Davids. As you enter the village of Solva, go over the bridge, and turn immediately right at the Cambrian Inn. Continue on this road for approximately 1 mile. Proceed through Middle Mill and up the hill until you reach the crossroads. Turn right here in the direction of Caerfarchell, then turn first left onto a farm track almost immediately after the junction . Turn up the unmade track and the property is the middle cottage in the row. What3Words:///influence.believer.screeches

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