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.

Penbanc Wolfscastle, Haverfordwest, Pembrokeshire, SA62 5LZ

• Detached Cottage
• Three Bedrooms
• Village Location
• Lounge
• Utility Room
• Bathroom & Shower Room
• Countryside Views
• Holiday Letting Income
• EPC Rating E

Offers In Excess Of £300,000
LOCATION
The village of Wolfscastle, with its thriving community, lies on the A40 mid-way between the County Town of Haverfordwest and the Harbour town of Fishguard. It has an AA awarded hotel with restaurant, a public house and primary school.

Haverfordwest (7 miles) has a wide range of amenities including main line train station, county hospital, retail parks, supermarkets, shops, cinema, leisure centre, secondary schools, sixth form college etc. Fishguard (7.5 miles) also has a variety of shops, a secondary school, the ferryport to Ireland, with a new marina development being planned in the future.

The beautiful Pembrokeshire Coast is 8 miles away, the nearest beaches being the sandy expanse of Newgale, and the smaller coves such as Abercastle and Abermawr on the north coast. The Coastal path is much loved by walkers, offering hours of pleasure to enjoy stunning National Park scenery.

GENERAL INFORMATION
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 tbc

RS/RS/02/18/okay

HALLWAY
LOUNGE
12'9 x 15'7 (3.89m x 4.75m)
DINING ROOM
10'9 x 15'5 (3.28m x 4.70m)
KITCHEN
8'9 x 19 max (2.67m x 5.79m max)
UTILITY ROOM
5'1 x 6'2 (1.55m x 1.88m)
SHOWER ROOM
10'6 x 7'4 (3.20m x 2.24m)

CONSERVATORY
1ST FLOOR
BEDROOM 1
11'2 x 16' max (3.40m x 4.88m max)
BATHROOM
7'7 x 7'10 (2.31m x 2.39m)
BEDROOM 2
9'8 x 15'10 (2.95m x 4.83m)
BEDROOM 3
8'8 x 18'11 (2.64m x 5.77m)

DIRECTIONS: From our office in Haverfordwest take the A40 towards Fishguard for 6.5 miles until you reach the village of Wolfscastle. Continue through the village and take the left hand turn next to The Wolscastle Country Hotel continue around the bend and the property will be found on your right hand side.

LOCATION AERIAL VIEW

HAVERFORDWEST OFFICE