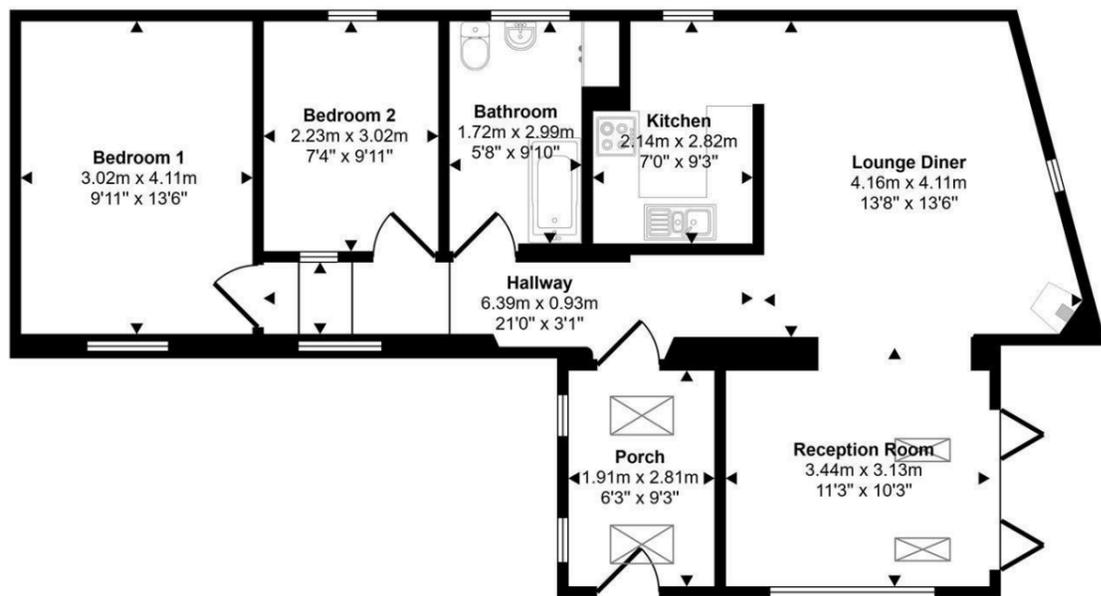


Approx Gross Internal Area
74 sq m / 801 sq ft



Floorplan

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: 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: Gas

TAX: Band E

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

IRK/ESL/03/26/ok

FACEBOOK & TWITTER

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

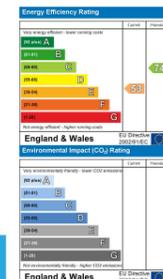


Beudy Bach, 1 The Haggard, Mathry, Pembrokeshire, SA62 5HQ

- Stone Barn Conversion
- Two Bedrooms
- Bi-Folding Doors With Countryside Views
- Off Road Parking
- Oil Central Heating
- Beautifully Presented
- Open Plan Living Space
- 2.5 Miles From Coast
- Wood-Burning Stove
- EPC Rating: E

£300,000

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The Agent that goes the Extra Mile





****NO ONWARD CHAIN****

Welcome to Beudy Bach – a charming conversion of what its name translates to as a “small cow shed,” set within a cluster of attractive stone cottages in the sought-after North Pembrokeshire village of Mathry, ideally located between Fishguard and St Davids.

The property is beautifully presented throughout, showcasing original features blended with modern comfort. The accommodation opens into an entrance/utility area, leading through to the inner hallway. There is an open plan lounge/dining room centered around a wood-burning stove, with bi-fold doors to allow you to take in the breathtaking countryside views from the comfort of your sofa!

The kitchen, located off the dining area, is fitted with a built-in oven and hob, along with space for fridge, freezer, wine cooler and plumbing for dishwasher. From the hallway, there is a family bathroom with a Mira shower over the bath, along with two double bedrooms.

The property benefits from oil fired central heating. Externally, there is off road parking for two cars and a seating area to the front of the property which is laid to astro-turf.

With the further appeal of no onward chain, this is a beautiful second home, holiday let or permanent home. A must see!

Mathry is a popular village situated approximately 2.5 miles from the North Pembrokeshire coastline at Abercastle, 5 miles from the harbour town of Fishguard, and 8 miles from the Cathedral City of St Davids. A wider range of amenities can be found in Fishguard, St Davids, and the county town of Haverfordwest, approximately 14 miles to the south. Mathry is located on a bus route and has a traditional country pub which is very popular with locals and visitors serving excellent food and ales.



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 and when you reach the top turn left, the property will be found on the right-hand side. What3Words:///violinist.reflector.plotter

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