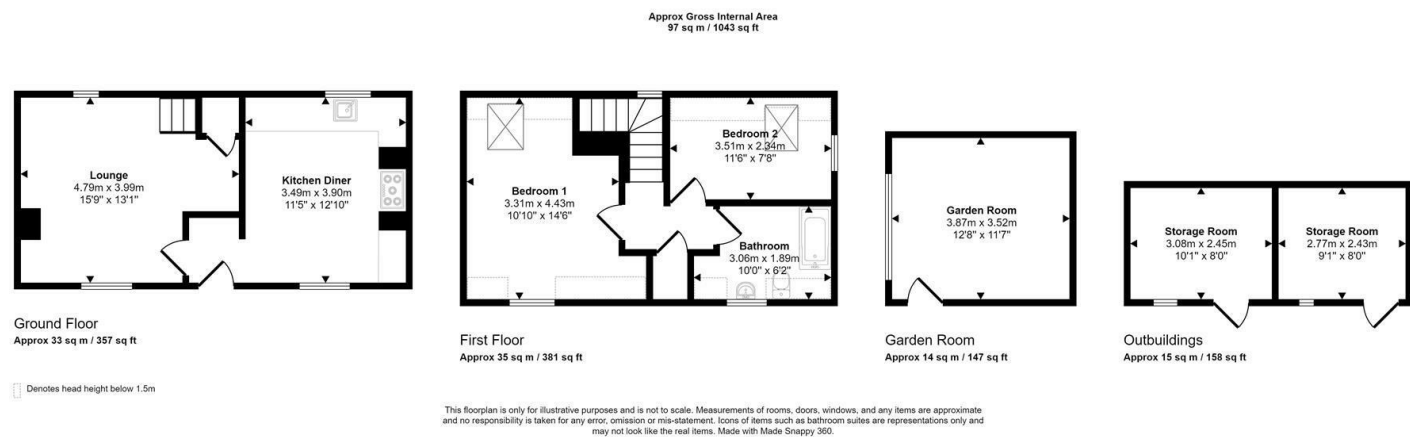


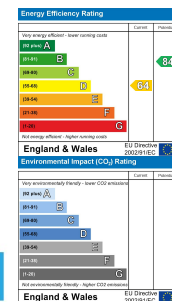


## Ty-Ffaenor Wallis, Haverfordwest, SA62 5RB

- Semi-Detached Cottage
- Two Double Bedrooms
- Desirable Semi-Rural Setting
- Mature Garden With Outbuildings
- Driveway Parking
- Character Features
- Immaculately Presented
- Utility Shed And Storage
- Garden Room With Hot Tub
- EPC Rating: D

**Offers Around £280,000**

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



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**The Agent that goes the Extra Mile**



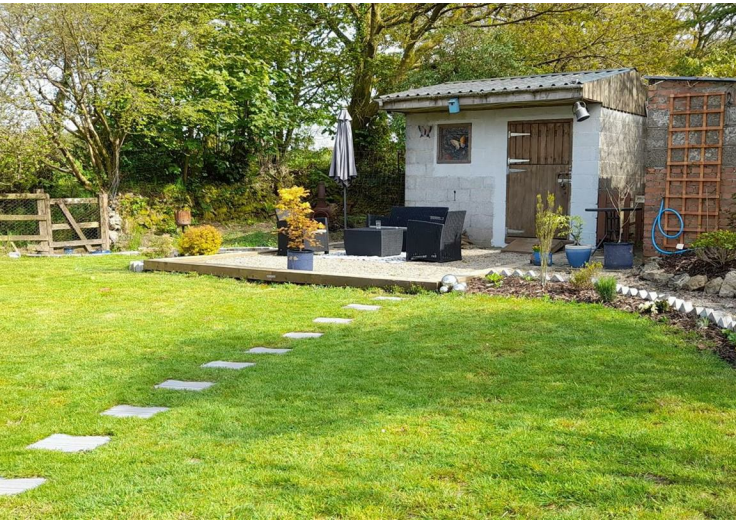


A brilliant opportunity to acquire an immaculately presented semi-detached cottage, situated in the very desirable semi-rural hamlet of Wallis, Haverfordwest. The character cottage retains many original features, and has been tastefully decorated throughout. Boasting a wealth of charm, the property provides a warm and welcoming atmosphere. The cottage would make an ideal property for a small family, holiday home or retirement property. Viewing is highly recommended to appreciate all it has to offer!

From the moment you enter the cottage, it does not fail to impress from oak doors and slate window cills. An entrance hall leads through into the timeless cottage kitchen/diner, which features exposed beams, solid wood kitchen, Belfast sink and Rangemaster. The ground floor also accommodates the cosy living room with snug area. Laid with herringbone flooring, the living space provides the ideal space to relax with family and friends. A staircase leads upstairs, where the tasteful decor continues. The first floor is home to the modern bathroom, and two double bedrooms, both featuring those gorgeous exposed beams. The property benefits from UPVC double glazing, oil central heating and is served by a sewerage treatment plant.

Externally, a paved area to the front provides a great seating area, with the driveway and majority of the garden located across the lane from the property. The gravelled off road parking offers space for two vehicles and is home to storage shed and utility area. Steps lead up to the mature lawned garden, which provides a garden room with hot tub, vegetable patch and outbuildings. The garden is ideal for any keen gardener or those wanting to immerse themselves in nature. The outbuildings also offer options to create a workshop area, or simply great storage. There is also lapse planning in the garden for a 3-bedroom dwelling.

Wallis is approximately eight miles north of the county town of Haverfordwest, and three miles from the village of Spittal, with its new and popular primary school. The nearest railway station is also three miles away at Clarbeston Road. It is ideally situated for access to the popular towns of Haverfordwest, Fishguard and Narberth. Pembrokeshire's beautiful sandy beaches and rocky coves are within easy driving distance.



### DIRECTIONS

From Haverfordwest take the B4329/Cardigan Road out of town, taking the 3rd exit at Bridgend Square roundabout. Continue to follow road, then turn right onto Cardigan Road/B4329. At Cardigan Road Roundabout, take the 2nd exit onto B4329.. Follow road for approx 6.6 miles, then turn left. At the junction, turn left then right. The property will be down the lane on the right hand side.  
What/Three/Words:///ilac.tedious.bridge  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.