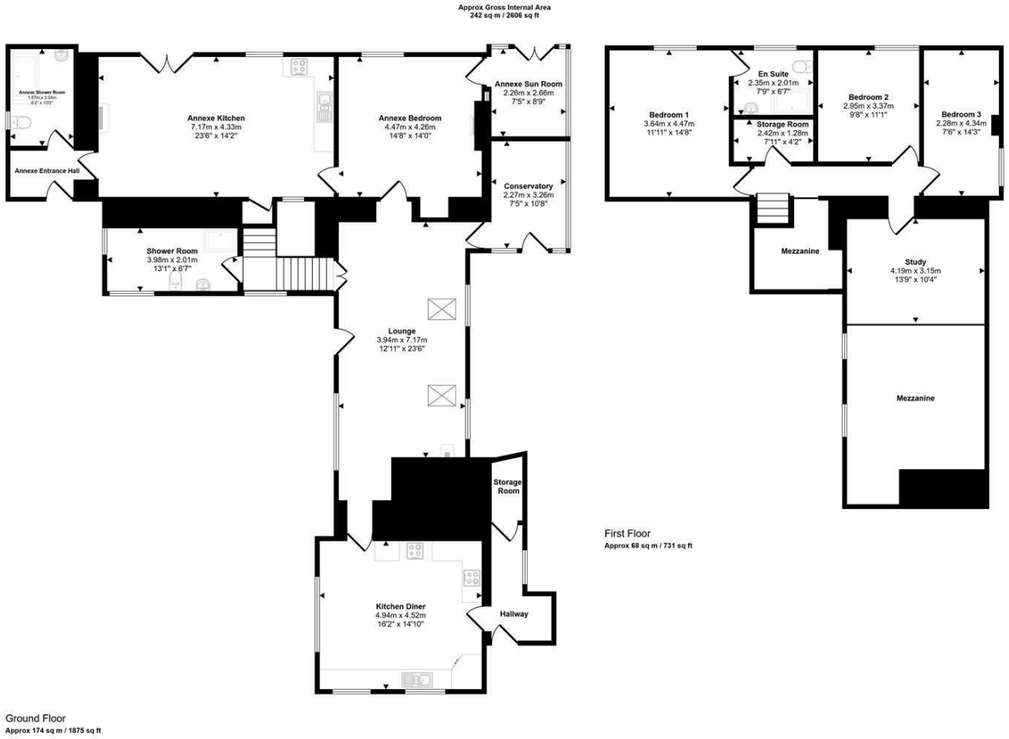


VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Private Drainage
HEATING: Electric heat pump
TAX: Band D

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

JETH/ESL/01/26/JETH

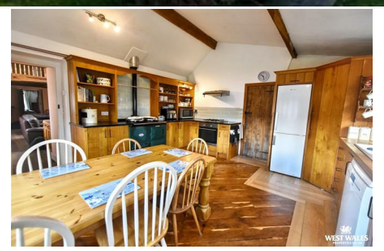
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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

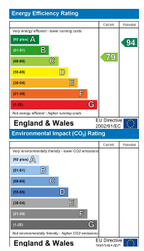
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



Plas Y Mabws Mabws Fawr, Mathry, Haverfordwest, Pembrokeshire, SA62 5LL

- **Traditional Detached House With Annexe**
- **Gardens & Approx. 7 Acres Of Woodland**
- **Character Features**
- **Privately Owned Solar Panels And Heat Pump**
- **Ample Off Road Parking**
- **Three Bedrooms Plus 1 Bed Annexe**
- **Located On A Private Road**
- **Inglenook Fireplace And Mezannine Floor**
- **Ideal Multi Generational Living Or Income Potential**
- **EPC Rating: C**



£550,000

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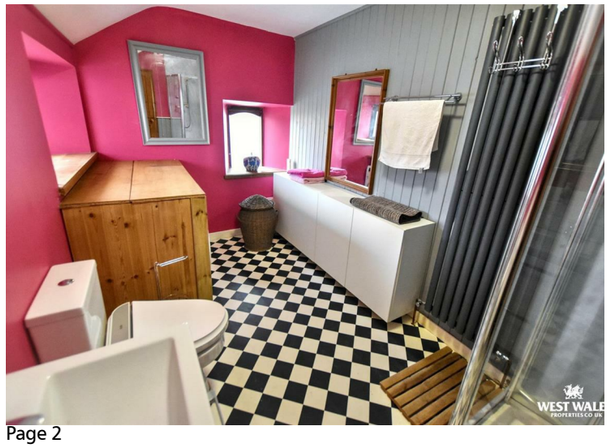
The Agent that goes the Extra Mile



NO ONWARD CHAIN

Welcome to Plas Y Mabws, a character property with adjoining annexe located on a private road at Mabws Fawr, Mathry, set within an exclusive cluster of properties, this property would be an excellent opportunity for someone who is looking for an income stream from holiday letting or to accommodate multi generational living.

The current vendor has made upgrades to the heating and energy system, with an air source heat pump and privately owned solar panels. The layout briefly comprises of an open plan living room/diner with an inglenook fireplace housing a woodburning stove, vaulted ceiling with exposed beams and a mezzanine floor, a kitchen with feature range, side porch with boiler/store room and sun room. On the first floor there is a split level landing leading to the family shower room, a master bedroom with en-suite, two further double bedrooms and the mezzanine floor. The adjoining annexe consists of an open plan living area with kitchen, dining area, woodburning stove and also patio doors leading to the rear garden. The annexe also has a double bedroom with sun room, shower room, and a separate entrance hall, the bedroom has an interconnecting door to the main property's living area.

Externally, there are two driveways giving ample off road parking, generous lawned gardens and a further area of woodland measuring approximately 7 acres.

With endless potential and bags of character, viewing is highly recommended!

Nearby Mathry is a popular village situated some 2.5 miles from the North Pembrokeshire coastline at Abercastle, 8 miles from the Cathedral City of St Davids and 5 miles from the harbour and ferry port of Fishguard, on the North Pembrokeshire coast. The village has a tea room, church, public house, with wider facilities available in St Davids, Fishguard, and the county town of Haverfordwest, some 14 miles to the south.

DIRECTIONS

From our office in Haverfordwest, continue up the High Street and follow the one-way system, and bear right into Albert Street. Continue in the right-hand lane and bear right into Barn Street. Straight over mini roundabout and through the lights beside Lidl. Turn left before Tots nursery and continue up Crows Hill. Follow B4330 through Hayscastle until you see signs for Mathry and turn right at the junction. Continue up this road a short distance until you come to Mabws Fawr, turn in, and follow the roadway through the houses taking you to the rear of the property. Plas Y Mabws is on the right hand side.
What3Words:///tropic.lemons.preheated

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