

Approx Gross Internal Area
139 sq m / 1495 sq ft



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.
COUNCIL TAX: Band 'D'
HEATING: Electric Under Heating

ref: LG/ LLE / JUNE / OK/LG
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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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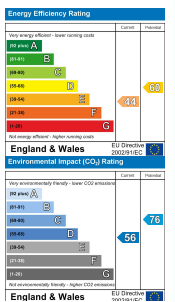


Carreg Yr Onnen Penparc, Trefin, Haverfordwest, Pembrokeshire, SA62 5AG

- No Onward Chain
- Two Reception Rooms
- Front and Rear Gardens
- Village Location
- Solar Panels, Double Glazing And Underfloor Heating
- Four Double Bedrooms
- Ideal Family Home
- Countryside and Sea Views
- 1 Mile to Beach
- EPC Rating: E

£260,000

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The Agent that goes the Extra Mile





This attractive end-of-terrace cottage occupies a highly desirable position with far-reaching countryside and sea views. Set within an idyllic village setting on the outskirts of Trefin and near Square and Compass, there are lovely countryside walks on the doorstep. The popular village sits within the stunning scenery of the Pembrokeshire Coast National Park, offering some of the most beautiful coastal landscapes in the UK. The property also benefits from convenient access to a local convenience store, petrol station, and traditional public house, all within easy reach. Viewing is highly recommended to fully appreciate the setting, space, and versatility on offer.

Currently operating as a well-established holiday let, the property also presents an excellent opportunity as a family home or a peaceful coastal retreat.

On the ground floor, the accommodation begins with a welcoming entrance porch leading into a bright and comfortable living room, enhanced by a feature log burner and dual-aspect windows that maximise the stunning surrounding outlook. Additional ground floor benefits include useful under-stairs storage, a well-appointed kitchen that flows through to a formal dining room, as well as a rear porch and practical utility area.

Upstairs, the first floor offers four double bedrooms, along with a contemporary family bathroom. The two front-facing bedrooms particularly stand out, both enjoying superb open views across the surrounding countryside and towards the coast.

Externally, the property enjoys an attractive front garden, bordered by a traditional stone wall and mainly laid to lawn, with a selection of established plants and flowers adding colour and charm. A side entrance gate provides convenient access to the rear of the property, where there is an enclosed raised lawned garden together with a paved patio seating area, ideal for outdoor dining and relaxation. The rear garden also benefits from wooden gates offering useful rear access to the property.

Further enhancing the property's appeal are modern energy-efficient features including underfloor heating and solar panels, combining comfort with sustainability in this charming coastal home. There is also ample on street parking available.

The coastal path offers lovely walks, and the rocky coves of Abercastle, Aberfelin and Abereiddy are all within easy reach, whilst the sandy beaches of Traeth Llyfn and Whitesands are within 10 - 15 minutes' driving distance. The Strumble Shuttle bus service passes through the village during the summer months. The nearest convenience store/petrol station is only a mile or so away at Square and Compass. There is also a school bus, servicing both local primary and comprehensive schools that stops in the village.



DIRECTIONS

From Fishguard, take the A487 towards St Davids, and turn right signposted for Trefin just after the pub and petrol station in Square and Compass. Continue down the road and the property will be found on the right hand side. What/Three/Words:///jumbled.youngest.absent

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

