



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 'E'

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

HAL/AMR/04/21/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.

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626



## The Old Smithy Blaenllyn, Mathry, Haverfordwest, Pembrokeshire, SA62 5HY

- Traditional Welsh Cottage
- Idyllic Rural Location
- Three Bedrooms
- 4.5m from Coast
- Inglenook with Wood Burner
- 1.48 Acre Garden
- Garage & Driveway Parking
- Character Features
- Potential to Extend Subject to Consents
- EPC Rating F

Offers In Excess Of £380,000

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



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



#### ENTRANCE PORCH

9 x 6'10 (2.74m x 2.08m)

#### UTILITY ROOM

6'10 x 6'11 (2.08m x 2.11m)

#### WC

5'1 x 2'1 (1.55m x 0.64m)

#### KITCHEN

23'1 x 6 (7.04m x 1.83m)

#### HALLWAY

11 x 4 (3.35m x 1.22m)

#### SHOWER ROOM

4'1 x 7 (1.24m x 2.13m)

#### BEDROOM 1

12'6" x 9'2" (3.83 x 2.80)

#### BEDROOM 2

7'11 x 10 (2.41m x 3.05m)

#### LOUNGE

14'1 x 18 (4.29m x 5.49m)

#### BEDROOM 3

11 x 13'10 (3.35m x 4.22m)

#### ROOM FROM BEDROOM 3

11 x 13'10 (3.35m x 4.22m)

#### REAR PORCH

6'11 x 4'10 (2.11m x 1.47m)

#### 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 right hand lane and bear right into Barn Street. Straight over mini round about 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 to turn right. Instead of turning right, go straight on as if heading for Llandelloy/Treffgarne Owen. The property is a short way on your right hand side.



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.