

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 Private Drainage, Mains Electric, Mains Water

HEATING: Electric Heating

TAX: Band E

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

JETH/AMA/02/24 Ok ELL

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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.

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

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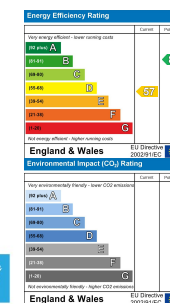


## Bwthyn Bach Abercastle, Haverfordwest, Pembrokeshire, SA62 5HJ

- Coastal Location/Sea View
- Easy Walking Distance to The Beach
- Two Double Bedrooms
- Fantastic Holiday Let/Investment
- Electric Heating
- No Onward Chain
- Semi Detached House
- Open Plan Living
- Double Glazed
- EPC Rating: D

**£290,000**

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**\*\*Charming Cottage In Coastal Situation - No Onward Chain\*\***

Located down a no through road in a sought after coastal hamlet, is this charming fishermans cottage, sitting approximately 100 yards from the unspoilt bay at Abercastle. Abercastle sits on the North Pembrokeshire Coastline between the Coastal Village of Trefin and the hilltop village of Mathry.

The layout of the property briefly comprises of an entrance porch, an open plan living space with kitchen enjoying a double aspect window to see the sea, and a downstairs shower room. On the first floor is a landing area leading to two double bedrooms, both of which enjoy sea views from the windows.

Externally, there is a seating area to the front of the property offering the perfect place to sit and enjoy the stunning scenery.

The property is served by electric heating and double glazing, and is being sold with the further appeal of no onward chain. This is a fantastic 'lock up and leave' property, making it a great investment, second home, or holiday let. Viewing is highly recommended!

Abercastle is a quaint former Fishing Village, and the beach is within easy walking distance of the property. Popular for boating and kayaking, the bay at Abercastle is a picturesque haven, and is often brimming with wildlife - especially seals during pup season!

The neighbouring village of Mathry has a church, tea rooms and public house which is popular with tourists and locals alike. Porthgain is within easy driving distance, and the famous Cathedral City of St Davids and picturesque Fishing Village of Solva are about 10 miles away.



**DIRECTIONS**

DIRECTIONS: From our office in Haverfordwest, take the A40 towards Fishguard. On reaching Mathry, turn right up Mathry Hill to the centre of the village, passing the pub, and turn right at the T-junction at the top of the hill into Abercastle Road. Follow the road until you reach the village of Abercastle. Park at the bottom of the hill, and after a short distance you will find the cottage on your right-hand side. What3words: phones.approvals.renews

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