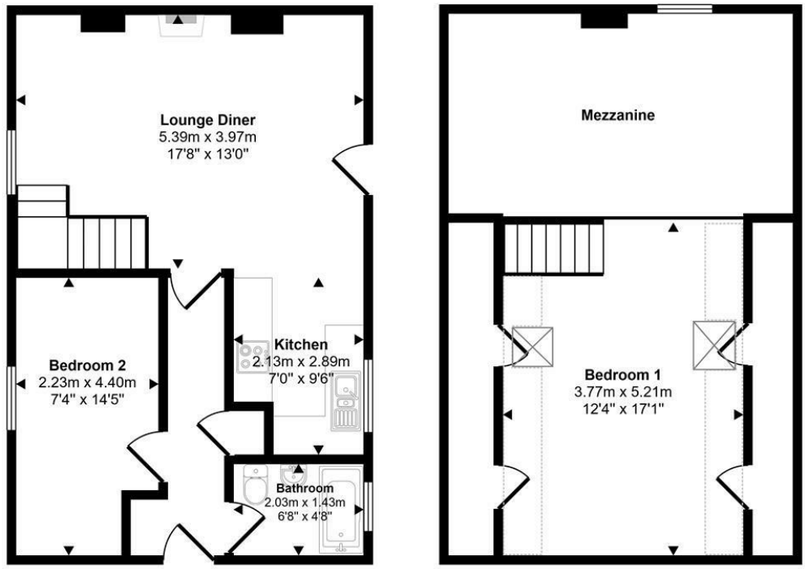
Approx Gross Internal Area
75 sq m / 806 sq ft



Ground Floor
Approx 47 sq m / 503 sq ft

First Floor
Approx 28 sq m / 303 sq ft

Denotes head height below 1.5m

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: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'C'
HEATING: Air source heat pump and underfloor heating

ref: CH/ LLE/ AUG/ 25/DRAFT

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,

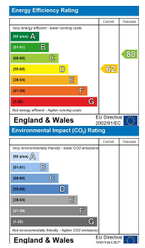
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01437 762626
www.westwalesproperties.co.uk

The Chapel Fachelich, St Davids, Haverfordwest, Pembrokeshire, SA62 6QL

- Charming Detached Cottage
- Stunning Mountain/Rural Views
- Character Features
- Double glazed windows
- EPC Rating: D
- Two Bedrooms
- Hamlet Location/Near St Davids
- Low Maintenance Garden
- Air Source Heat Pump



Guide Price £225,000

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

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

The Agent that goes the Extra Mile

A brilliant opportunity to acquire a delightful stone cottage, situated in the rural hamlet of Fachelich, on the edge of St Davids and close to coastal village of Solva. Boasting lovely character original features, the property enjoys idyllic views overlooking Carnhedryn and the surrounding countryside. The property would make a great holiday rental or home, ideal for someone looking for a rural lifestyle.

The accommodation briefly comprises: entrance hallway, open plan living/kitchen/diner with a feature stone fireplace and oak mantle, character beams and vaulted ceilings. The ground floor also accommodates the bathroom and a bedroom. Wooden stairs lead up to the first floor, which is home to the master bedroom with a mezzanine.

Externally, the cottage offers a low-maintenance garden with a patio seating area, which is a perfect place to relax. From the property, you can also enjoy stunning rural views towards the countryside. The property benefits from double-glazing and an Air Source Heat Pump. Viewing is recommended to appreciate the charm and character of this pretty cottage and its idyllic location.

Should you need mortgage advice, please call the team, and we can assist.

St Davids is a popular Cathedral City which is situated on the North Pembrokeshire Coastline some fifteen miles or from the Market Town of Haverfordwest. St Davids has the benefit of numerous amenities and facilities which briefly include Secondary and Primary Schools, Chapels, Banks, Public Houses, Restaurants, Hotels, Art Galleries, Gift Shops, Supermarket, Dentists's surgeries, Pharmacy etc.

AUCTIONEER COMMENTS
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

DIRECTIONS

From Haverfordwest, take the A487 out of town and follow road for approx 14 miles. Passing through Newgale and Solva continue to follow the A487. Turn right onto Fachelich, and as you come into the hamlet the driveway to the property is on the left hand side.
What/Three/Words:///backyards.informer.biggest
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.