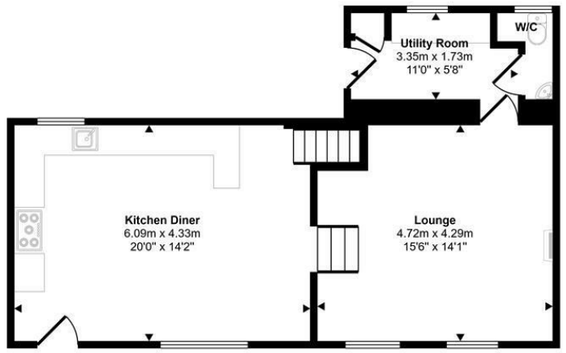
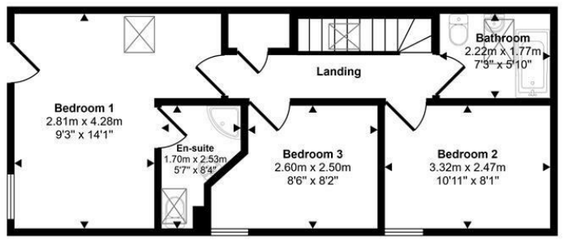
Approx Gross Internal Area
102 sq m / 1098 sq ft



Ground Floor
Approx 55 sq m / 595 sq ft



First Floor
Approx 47 sq m / 503 sq ft

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: Business rates payable
HEATING: Oil

ref: CH /LLE /AP / 25/OK EJL

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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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TELEPHONE: 01437 762626

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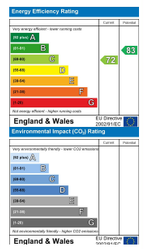
www.westwalesproperties.co.uk

Ty Menyn Mathry, Haverfordwest, Pembrokeshire, SA62 5HA

- Charming Period Barn Conversion
- Exposed Beams And Slate Floor
- Lounge With Aga Woodburner
- Family Bathroom
- Courtyard Garden
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Utility Room
- Double Glazing
- EPC Rating: C



Price £300,000

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The Agent that goes the Extra Mile

A charming period barn conversion situated in the highly sought after coastal hamlet of Mathry. Originally the buttery, this character home dates back to 1866. Currently run as a successful holiday let, the property would make a brilliant investment. Viewing is highly recommended to appreciate the idyllic setting and the abundance of character the property has to offer!

Upon entering the property through a charming stable door, you step into to a gorgeous open plan stylish farmhouse kitchen/dining area, with stone walls, exposed beams and slate floor. Featuring a split level design, oak steps then lead down to the cosy tastefully decorated living room with Aga woodburner. This space is ideal for those cosy evenings in, relaxing with all your family and friends. Leading off the living space is access to the utility room and separate w/c.

This superior accommodation has been converted to an extremely high standard including attractive oak floors, farmhouse doors, with thumb latches, and offers a high spec kitchen and bathroom. An Oak staircase leads from the kitchen to the first floor with master bedroom with en-suite shower room, and two further bedrooms and a family bathroom. The property benefits from oil central heating and double glazing. To the rear of the property is a courtyard garden with a sitting-out area which is a just perfect place to relax, from the property you can also enjoy views towards village church and to the rolling countryside.

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, and public house, with wider facilities available in St Davids, Fishguard, and the county town of Haverfordwest, some 14 miles to the south.

DIRECTIONS

From Haverfordwest take the A40 in the direction of Fishguard. When you reach the village of Letterston, take the left hand turn onto the B4331, and continue until you meet the T Junction for the A487. Turn left here and then take the next right-hand turn to Mathry. Follow the road up the hill, pass the green, turn right, then right again just after the old shop. Property will be on your left hand side. What3Words Reference messed.level.daydream

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