

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 'E'  
HEATING: Air source heat pump and underfloor heating

ref: CH / LLE / AUG / 25  
TAKEONOK/08/08/LLE

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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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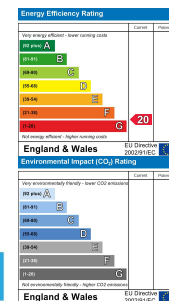


## Lleitty View Fachelich, St Davids, Haverfordwest, Pembrokeshire, SA62 6QL

- Character Cottage
- Countryside View
- Open Plan Living/Kitchen/Diner
- Ideal Home or Investment
- Air Source Heat Pump & Underfloor Heating
- Hamlet Location/Near St Davids
- Three Bedrooms
- Contemporary Decor
- Courtyard And Garden
- EPC Rating: G

Price £325,000

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*The Agent that goes the Extra Mile*







A brilliant opportunity to acquire an immaculately presented character cottage, situated in the idyllic village setting of Fachelich. Surrounded by gorgeous countryside and rural views towards Carnhedryn, the picturesque hamlet is only a short drive from St Davids and the coastal village of Solva. Beautifully renovated throughout, the character cottage would make a fantastic home or holiday cottage investment. Viewing is highly recommended!

The accommodation offers a seamless blend of traditional charm and modern convenience, and provides a warm and welcoming atmosphere throughout. The layout briefly; entrance hallway with utility area, a open plan living/kitchen/diner is the heart of the home, with beautiful exposed stone and a feature fireplace with log burning stove. The modern kitchen has solid wood worktops, Belfast sink, and is fitted with a range of appliances. Further accommodation includes; the contemporary bathroom, and three bedrooms.

Externally, a shared driveway leads up to the property with a gravelled parking area. A lawned garden and various patio areas offer space for outside seating, where you can sit and enjoy those country views. A stone outbuilding also provides secure outside storage.

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 facilities which briefly include Secondary and Primary Schools, Chapels, Public Houses, Restaurants, Hotels, Art Galleries, Gift Shops, Supermarket, Dentists surgery, Pharmacy etc.

Renowned as Britain's smallest city, at the heart of which stands the historic Cathedral and ruined Bishops Palace, St Davids is a vibrant coastal community, situated on the most westerly tip of Wales. Lying within the Pembrokeshire Coast National Park, St Davids is a focal point on one of the most spectacular and unspoilt coastlines in the country, famous for the coastal path.



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