

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 Mains Electric, Mains Water, Mains drainage

HEATING: Oil

TAX: Band N/A

Business Rates Apply - Rateable Value £13,250 Per Annum

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

SSG/ESL/07/25/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.

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



Siop Fach Mathry Hill, Mathry, Haverfordwest, Pembrokeshire, SA62 5HB

- Detached Mixed Use Premises
- Flexible Accommodation With Three Phase Electricity
- Workshop/Garage
- Comfortable Family Home
- Building Plot adjacent by Separate Negotiation
- Countryside Views
- Ample Driveway Parking
- Former Shop & Team Rooms
- Opportunity for a Lifestyle Change
- EPC Rating: D

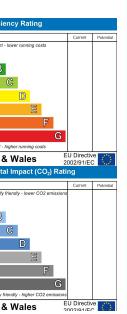
£450,000

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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 where you will find the property will be on your left hand side. What3Words://shocked.recur.coining

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