



**WEST  
WALES  
FINEST  
PROPERTIES**



Energy Efficiency Rating		Current	Target
Very energy efficient: lower running costs			
100-150 kWh/m <sup>2</sup> /yr	A		
80-100 kWh/m <sup>2</sup> /yr	B		
60-80 kWh/m <sup>2</sup> /yr	C		
40-60 kWh/m <sup>2</sup> /yr	D		
20-40 kWh/m <sup>2</sup> /yr	E		
10-20 kWh/m <sup>2</sup> /yr	F		
0-10 kWh/m <sup>2</sup> /yr	G		
Not energy efficient: higher running costs			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
		Current	Target
Very environmentally friendly: lower CO <sub>2</sub> emissions			
100-150 g/m <sup>2</sup> /yr	A		
80-100 g/m <sup>2</sup> /yr	B		
60-80 g/m <sup>2</sup> /yr	C		
40-60 g/m <sup>2</sup> /yr	D		
20-40 g/m <sup>2</sup> /yr	E		
10-20 g/m <sup>2</sup> /yr	F		
0-10 g/m <sup>2</sup> /yr	G		
Not environmentally friendly: higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			



## *The Agent that goes the Extra Mile*





**\*\*Adjacent building plot available at separate negotiation\*\***



Nestled in the heart of the charming village of Mathry, Siop Fach presents a rare opportunity to acquire a characterful and versatile property steeped in local history. Formerly a thriving antique shop and tea rooms, with a comfortable family home adjoined, this property offers endless potential for a complete lifestyle change!

The commercial element comprises of a cafe dining area with serving counter, commercial kitchen, prep room, customer toilets and office, all of which are centered around a welcoming hallway which also leads through to a showroom previously used as an antique shop. There is a large workshop with full height door providing vehicular access and mezzanine floor providing storage, presenting the potential for a different business venture. There are ample store rooms/utility areas to serve the business side of the property.

The residential aspect offers a modern and comfortable family home with two/three double bedrooms, a family bathroom, and an open plan living space boasting a modern kitchen and conservatory. The entire premises is in an excellent order, with double glazing and oil fired heating.



Externally, there is ample off road parking on a gravel driveway, and space for outside seating for the tea rooms if desired. To the rear is a low maintenance patio and lawned garden area which serves the residential unit at the rear. Fantastic countryside views can be enjoyed from many aspects, but particularly from the conservatory and patio seating area.

This is a rare opportunity which allows you to hit the ground running with an exciting venture, viewing is highly recommended!

Located just a short drive from the Pembrokeshire coastline and the popular harbour town of Fishguard, Siop Fach is ideally positioned to enjoy the best of rural and coastal living. With its unique charm and enviable location, this delightful home represents a wonderful opportunity not to be missed!



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