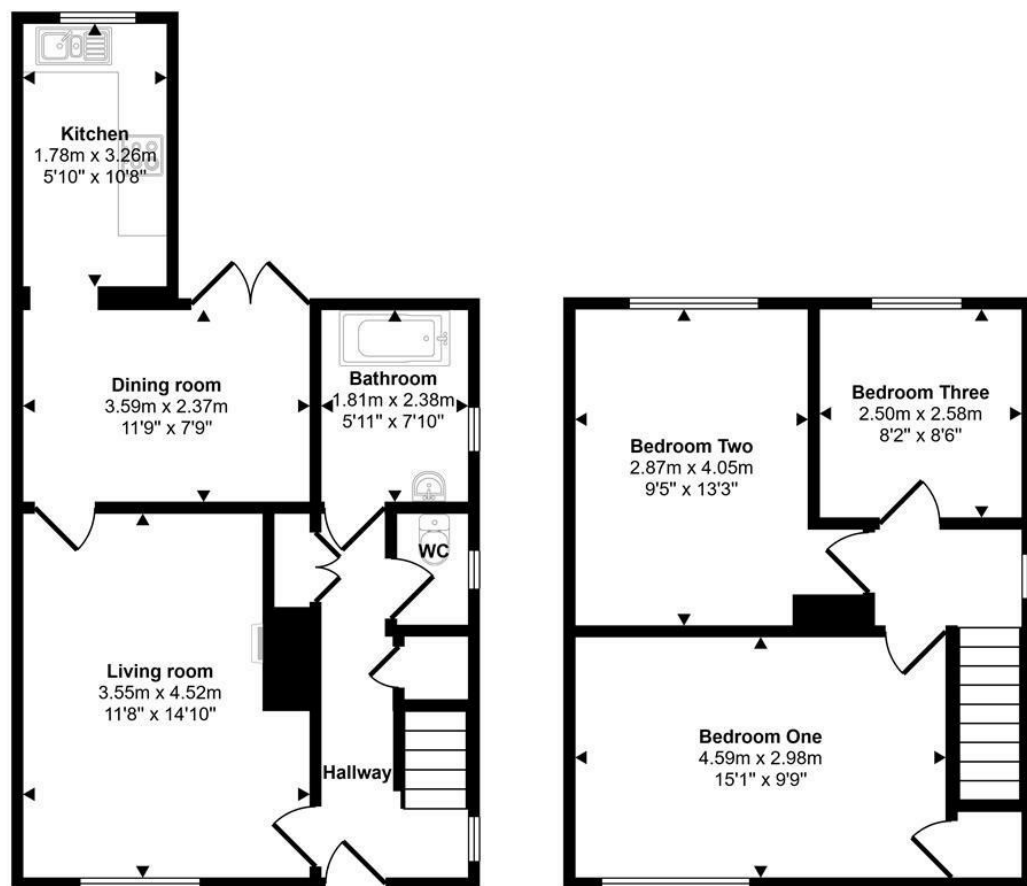


Approx Gross Internal Area  
85 sq m / 914 sq ft



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: Band 'B' Pembrokeshire - Please note that a local restrictive covenant applies.

ref: LG/AMS/05/25/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**

41 High Street, Cardigan, Ceredigion, SA43 1JG  
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

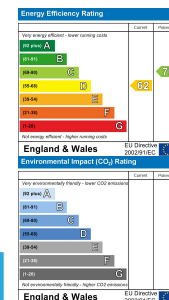


## 8 Cefn Coed, Dwrbach, Fishguard, Pembrokeshire, SA65 9QU

- Semi-Detached Property
- Three Bedrooms
- Oil Central Heating
- Rear Garden
- Local Restrictive Covenant Applies
- Set in Village near Fishguard
- Two Reception Rooms
- Double Glazed
- Off Road Parking
- EPC Rating: D

**Offers In Excess Of £150,000**

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**The Agent that goes the Extra Mile**







Located in the rural village of Scleddau, just a short drive from the popular coastal town of Fishguard, this well-presented three-bedroom semi-detached property benefits from triple-glazed windows, oil-fired central heating, and energy-saving solar panels. This would make a great first time buy.

The property is entered via a hallway, which leads into a cosy sitting room featuring an open fire set within a stone fireplace. A door from the sitting room opens into the dining area, which enjoys natural light with patio doors providing direct access to the rear garden. The kitchen is accessed from the dining area and is fitted with a range of wall and base units, along with a built-in electric hob and oven. Also on the ground floor is a convenient downstairs WC, along with the main bathroom, which includes a bath with an overhead shower and a washbasin. Stairs from the hallway lead to the first floor, where you'll find three double bedrooms, ideal for a family, or home office use.

To the front of the property, there is off-road parking for two vehicles, offering convenience and ease of access. A gated pathway to the side of the property leads to the rear garden, which can also be accessed via patio doors from the dining area. The garden is enclosed and features a paved patio seating area, as well as a lawn with mature fruit trees. A storage shed is also included, ideal for storing garden furniture / tools.

Please note that a local restrictive covenant applies.

Scleddau is a quiet village on the A40, and is within easy reach of the market town of Fishguard. This has a range of shops, schools, leisure centre, library etc. The railway station has regular train services, and the harbour is the ferry terminal to Southern Ireland. The county town of Haverfordwest is approx. 14 miles away, with a regular bus service from the village.

## DIRECTIONS

From our Fishguard office proceed up High Street, continue until you reach the roundabout, go straight ahead and follow the A40 for two miles until you reach the village of Scleddau. Turn left at the crossroads, follow road for a short distance turning left into Cefn Coed. The property will be on your left hand side as indicated by our for sale board. What 3 Words ///swanky.typified.riverbank



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

