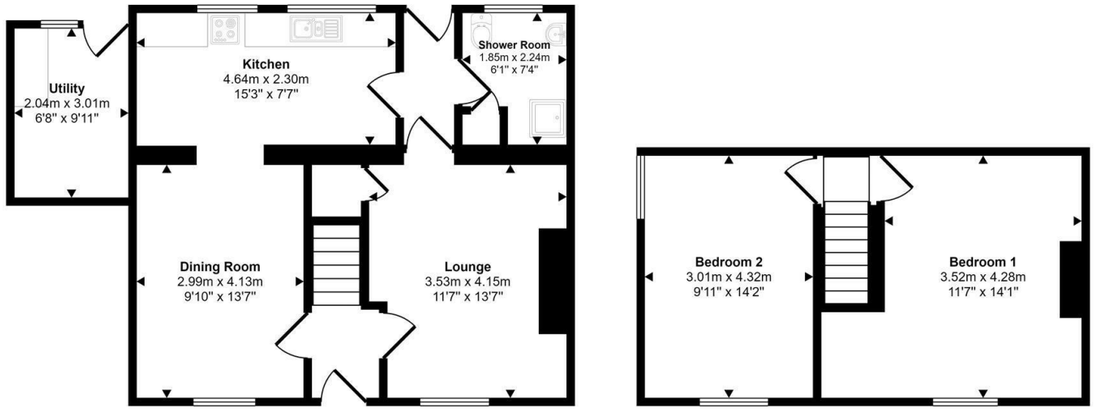
Approx Gross Internal Area
92 sq m / 995 sq ft



Ground Floor
Approx 59 sq m / 635 sq ft

First Floor
Approx 34 sq m / 361 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 'C' Pembrokeshire.

ref: LG/AMS/09/23/OK/LG
FACEBOOK & TWITTER
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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

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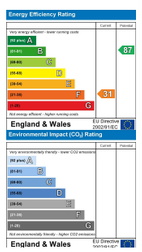
Llanffynnon St Nicholas, Goodwick, Pembrokeshire, SA64 0LG

- For Sale by Auction
- Two Double Bedrooms
- Full of Character & Charm
- Investment Opportunity
- Electric Heating System
- Traditional Cottage
- Two Reception Rooms
- Approx. 6.2 Miles To Fishguard
- Front & Rear Garden
- EPC Rating: F



Guide Price £150,000

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The Agent that goes the Extra Mile

For Sale By Auction

A traditional stone cottage situated in the rural village of St Nicholas, with Abermawr and Aberbach beach approximately 1.9 miles away, and within easy reach of wonderful Pembrokeshire coastpath. The property is full of character and charm, benefiting from exposed beams, two double bedrooms, and a garden to the rear - making it a great investment opportunity or family home.

Briefly comprising, an entrance hall with door either side leading to the two reception rooms. The cosy living room has exposed wooden beams, a fireplace with slate hearth and a log burning stove. There is a shower room, kitchen that benefits from fitted matching wall and base units, and overlooks the rear garden. An opening leads to the dining area which also has an electric fire. On the first floor there are two double bedrooms, both with countryside views.

Externally, to the front of the property there is a lawned area with a hedge border. The rear garden can be accessed through the property or via a gate to the side. At the side of the property there is a small lean to which is currently used as a utility area, with power and lighting. The garden is mainly laid to lawn with mature trees, and also has a patio seating area, bordered by a feature stone wall - offering a lovely spot, to sit, relax and enjoy the countryside!

There are multiple beaches within driving distance of the property. There is Abermawr where you can join the coastal path towards Abereiddys natural deep lagoon and historic sights such as Abercastle. Mathry is a short trip south, and Porthgain is a little further again. The market town of Fishguard is approximately 6 miles from the property, and is the ferry port to Southern Ireland, has a train station, and a variety of shops, supermarkets, restaurants etc.

Lounge

Dining Room

Kitchen

Shower Room

Bedroom

Bedroom

Utility Area

DIRECTIONS

From Fishguard take the A487 towards St Davids, turn right at the crossroads signposted St Nicholas. Continue on this road, driving to the village, just after the phone box turn left, follow road for a short distance and the property will be on your right hand side. What 3 Words reference ///refer.gifted.sweeping

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