



Swyn y Mor Llanwnda, Fishguard, Pembrokeshire, SA64 0HS

- Charming Barn Conversion
- Character Features
- Off Road Parking, Storage Shed
- Located On a No Through Road
- Master Bedroom With En-Suite
- Stunning Sea Views
- 3/4 Bedrooms Plus Office
- No Onward Chain
- Annexe with Shower Room
- EPC Rating: D

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.

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£650,000

## Summary

**\*\*Land Available To Purchase Nearby At Separate Negotiation\*\***

Welcome to Swyn Y Mor, a beautifully restored barn conversion offering the perfect blend of countryside living and modern comfort. The property is located along a no through road and boasts the most breath-taking views of the coastline. Offered for sale with the great appeal of having no onward chain, this is a versatile home which is ready to serve family life or would make a spectacular second home/holiday let venture.

The layout of the property briefly comprises of an entrance porch opening into a hallway which gives access to the master bedroom with en-suite shower room, two further double bedrooms, shower room, a family bathroom and a country kitchen boasting a feature Aga. The kitchen is supported by a handy utility room, and progressed onto a most unique living room/diner, with a vaulted ceiling with exposed A frame structure, a multi fuel stove and French doors facing towards the coast so you can enjoy the view from your living room. An oak staircase leads up to the mezzanine floor, with pretty stained glass windows giving detail to both the living space and the upstairs room which is currently utilised as an office. The property is served by air source heat pump and double glazing.

Externally, the property is centred around a pretty courtyard area offering ample off road parking and access to the garage and stable block. The former garage is now used as overflow accommodation/annexe, with a bedroom and en-suite shower room. There are various flagstone patio areas where you can enjoy the stunning scenery. Further land upto approximately 5 acres is available nearby at separate negotiation to the vendors.

A truly unique and beautiful home in an envious location. A must see!

## Location

Goodwick offers a regular bus service to nearby Fishguard, a popular market town and ferry port on the Pembrokeshire coastline. There is a wide variety of shops, restaurants, schools, and a leisure centre in the town. Fishguard Harbour is the ferry terminal to Southern Ireland and has a train station that offers further transport links to the east. Goodwick Sands provides a safe beach for families, with other coves and beaches such as Pwllgwaelod, Cwm yr Eglwys, Abercastle, etc all within easy driving distance.



**DIRECTIONS**

From Fishguard, proceed to Goodwick, go straight ahead at the ferry port roundabout and up the hill, turn left, then proceed straight up Stop and Call hill, passing the school. Continue on this road, bearing right (ignore left turn). Follow road, passing the cemetery, turn right where signposted Ciliau, follow this road passing several properties, turning right onto a short farm track. The property is the last one on the right hand side. What3Words:///recap.sage.skewing

**GENERAL INFORMATION**

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, Private Drainage  
 HEATING: Air Source  
 TAX: Band E

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

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**AERIAL VIEW**



