



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 N/A

HEATING: Oil

ref: SSG / LLE/SEP /25/OK

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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70

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Precelli View Rhosfach, Clynderwen, Pembrokeshire, SA66 7JS

- Derelict Detached House
- Renovation Opportunity
- Panoramic Countryside Views
- Three Bedrooms
- Brilliant Investment
- Character Features
- Rural Location
- Approximately 1.93 Acres
- Outbuildings

Guide Price £230,000



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The Agent that goes the Extra Mile





FOR SALE BY AUCTION - BUYERS ENTER AT OWN RISK
Bidding is open - Bidding Closes 14th January @ 2pm

Set in a stunning rural location with panoramic countryside views, Precelli View is offered for sale with a paddock of approximately 1.93 acres, and presents a unique opportunity for buyers seeking a substantial renovation project or a complete redevelopment (subject to the necessary planning permissions).

The property, currently in a derelict state, and occupies a generous plot with enormous potential and panoramic views of the countryside. Whether you're an investor, self-builder, or looking to create your forever home, the site offers flexibility and a wealth of possibilities.

To the rear, you'll find a paddock complete with a field shelter - ideal for equestrian or smallholding use; enjoying open views across the rolling Pembrokeshire landscape.

Located in a tranquil yet accessible area, Precelli View combines peace, privacy, and potential, making it a rare find in today's market.

Clynderwen is a beautiful village nestled in Pembrokeshire close to the famous Preseli Mountains. Clynderwen is served by a railway network line going from Fishguard Harbour to London Paddington together with a regular bus service and major roads. The village is also served by a convenience store, chemist and hardware store Clynderwen's nearest major town is Narberth, the cosmopolitan town providing ample shopping facilities as well as entertainment and nightlife.



DIRECTIONS

From the Penblewin roundabout take the A478 signposted Cardigan, pass through Clynderwen, Llandissillio and onto Efailwen, turn left at Efailwen signposted Llangolman. Continue along this road for approximately 3 miles passing through the village of Llangolman and continue along the lane until you go over a small bridge. Take the next right and continue to follow this road. The property will be on the left hand side. What3Words: electrode.gazette.folders

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