



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

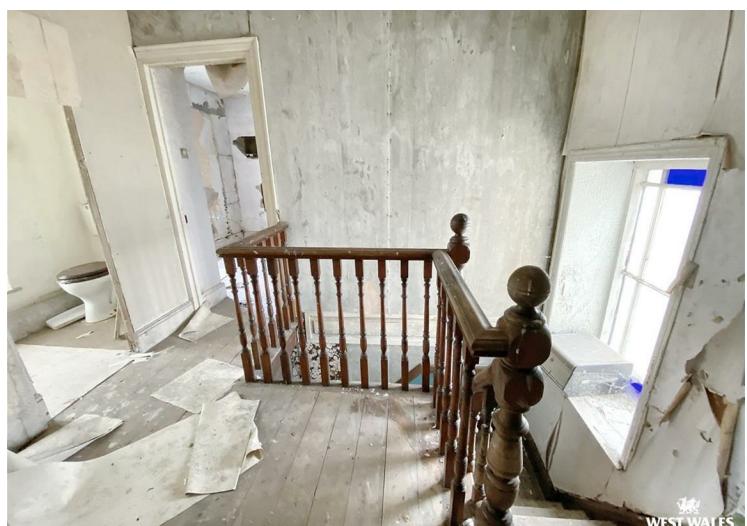
Set in a stunning rural location with panoramic countryside views, Precelli View is offered for sale with a paddock of approximately 1.93 acres, and presents a unique opportunity for buyers seeking a substantial renovation project or a complete redevelopment (subject to the necessary planning permissions).

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, Llandissilio 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.foldes

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