Ty Gwyn, Marloes, SA62 3BE

Offers In Excess Of £350,000

Ty Gwyn; a truly versatile property set in one of Pembrokeshire's prettiest coastal villages. This home has had many uses in the past including restaurant and family home. Currently offered on a holiday let basis as a single large unit or two separate units. The garden space is large and sun-trapping whilst there is plenty of off-road parking.

The property has solar panels that benefit from the original feed-in tariff generating over £2,000/year income together with modern heating and double glazing throughout.

Marloes is most famed for its boat trips to the spectacular Skomer Island sailing from Martins Haven and the popular beaches of Marloes Sands and Dale are a few minutes from the home. This home will appeal to many so book a viewing quickly to avoid disappointment.

R K & son Lucas
PEMBROKESHIRE'S PROPERTY PROFESSIONALS

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Porch
PVC Double glazed entrance porch

Entrance Hall

Lounge 24'0" x 10'2" (7.31m x 3.10m)
Open plan living space with bi-fold doors to garden, open to kitchen area. Timber flooring, 2x radiators.

Kitchen 15'4" x 9'7" (4.68m x 2.92m)
Fitted kitchen suite with an array of base and wall units, 5-ring hob, plumbing points for appliances and fridge/freezer. Space for dining table and chairs. Radiator.

Bedroom 1 13'4" x 12'8" (4.06m x 3.85m)
Front facing double bedroom with fitted wardrobes either side of fireplace. Radiator.

Bedroom 2 12'5" x 11'2" (3.79m x 3.40m)
Further front-facing double bedroom with bow window to front, fitted wardrobe and radiator.

Bathroom
Spacious family bathroom with separate bath and shower together with twin hand basins and lavatory. Airing cupboard to corner.

Inner Hallway
Inner cupboard

Bedroom 3 12'5" x 10'4" (3.79m x 3.14m)
Front facing double bedroom with fitted wardrobe and radiator.

Kitchen 2 15'9" x 8'4" (4.80m x 2.54m)
Second kitchen suite with base and wall units, countersunk drainer sink, 5-ring hob. Separate entrance door.

Utility 10'2" x 4'11" (3.10m x 1.51m)
Separate entrance, inverter units for Solar panels. Work surface with Belfast sink, plumbing points for appliances. External shower to rear.

Bathroom 2 6'0" x 10'2" (1.82m x 3.09m)
Bath with shower over, twin hand basins, lavatory.

Sitting room 14'4" x 12'5" (4.38m x 3.79m)
Sitting room to rear with sliding patio door to garden.

Outside
Off road parking to the front for several vehicles with side access to further parking to the far rear of the property.

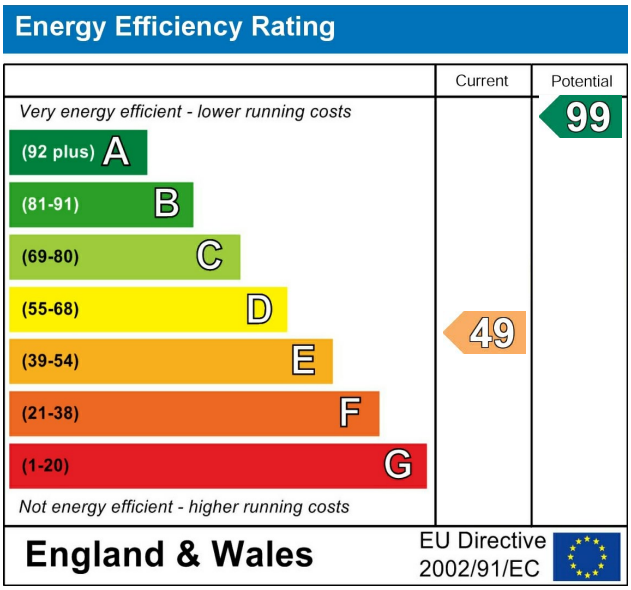
Immediately to the rear of the property is a patio area with seating areas, hot tub (available under separate negotiation) and elevated lawn sections with summer house. Beyond this is a static caravan (used for storage) with further grounds for parking off-road parking, vegetable garden, storage etc.

Additional Information
Local Authority: Pembrokeshire Coast National Park Authority
Tax Band: D
Services: Oil central heating, Mains water, electricity and drainage
Solar Panels providing Feed-in tariff for several more years.
The property is sold with the option of the furniture pictured, subject to further negotiation.

Viewing Arrangements
Strictly by appointment with R K Lucas & Son.

See even more photos on our website
www.rklucas.co.uk

From our Haverfordwest office follow High Street and Dew Street, keep to the middle lane onto Albert Street and then keep left onto Portfield. Continue on the Haven road and turn right at the Belle Vue Pub (signposted Dale) onto B4327. Follow this road for approximately 7.7 miles, turn left (Signposted Dale) continue for approximately 1.8 miles and then turn right at the junction. After approximately 0.3 miles turn right (Signposted Marloes and continue into the village. Stay on the road, towards Martin Haven and after 100 yards or so as you leave the village and the property will be found on your left, with our board outside.



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