

Chapel House, Gelli SA66 7HR



Offers In Excess Of £180,000



R K Lucas & Son are delighted to offer this rare opportunity to purchase a traditional double fronted Pembrokeshire cottage located in the small village of Gelli. The property briefly comprises a living room, kitchen, bathroom, and two loft bedrooms, and benefits from off-road parking and well maintained front garden.

Gelli itself is set in idyllic surroundings at the confluence of the eastern Cleddua and Syfynwy rivers, where walking, fishing, and water sports can be enjoyed throughout the year. Basic amenities can be found in the neighbouring village of Clynderwen, approximately 3 miles to the east, with the main town of Haverfordwest being some 10 miles to the west.



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RICS





Living Room

4.10m x 3.50m (13'5" x 11'6")

Timber entrance door, fireplace with decorative surround, feature beams, 2 x windows to side, window to front, stairs leading to first floor landing

Kitchen

2.30m x 4.80m (7'7" x 15'9")

Matching base and wall units with complementary work surface, single drainer sink, Sorn cooker, tiled flooring, 2 x storage cupboards, dual aspect windows

Bathroom

1.70m x 2.40m (5'7" x 7'10")

Twin grip bath with shower over, close coupled lavatory, pedestal hand basin, tiled floor, window to side

Landing

Bedroom 1

4.10m x 2.80m (13'5" x 9'2")

With limited headroom and window to side

Bedroom 2

4.10m x 2.60m (13'5" x 8'6")

With limited headroom and window to side

Outside

To the front of the property is a sloping lawned garden with central path. To the western side is a pull-in parking area for 2 vehicles with a further lawn and store shed on the eastern side.

General Notes

Services: Mains electricity & water are connected with private drainage

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: B

Fishing Rights

Available via separate negotiation.

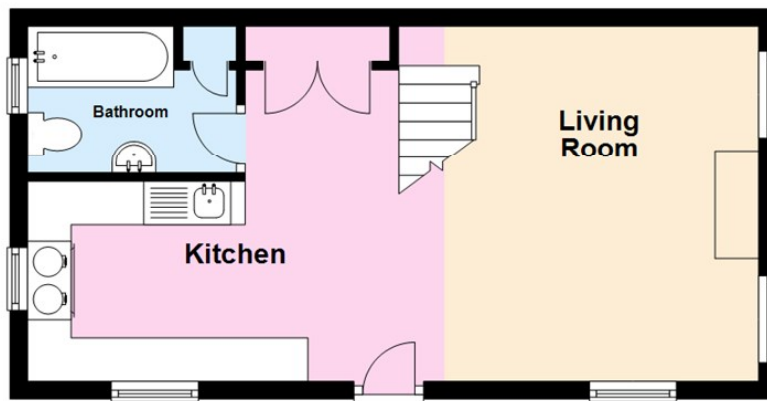
Located in the lower valley of the Eastern Cleddau and extending to approximately three quarters of a mile to include three named pools (Beginners, Llandre and Sarrai) and eight holding lies.

Viewing

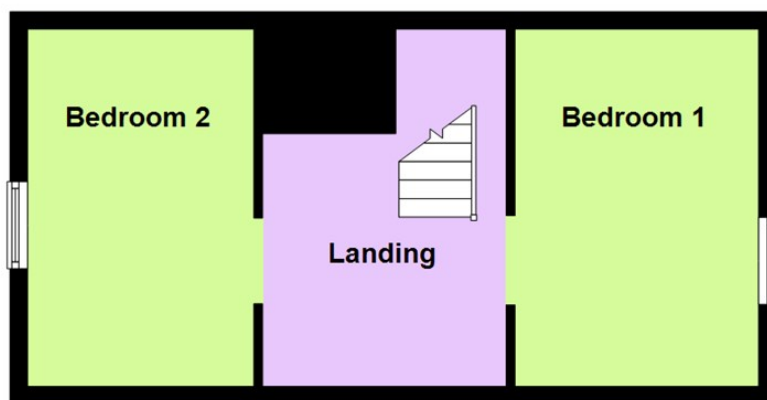
By appointment with R K Lucas & Son



Ground Floor



First Floor



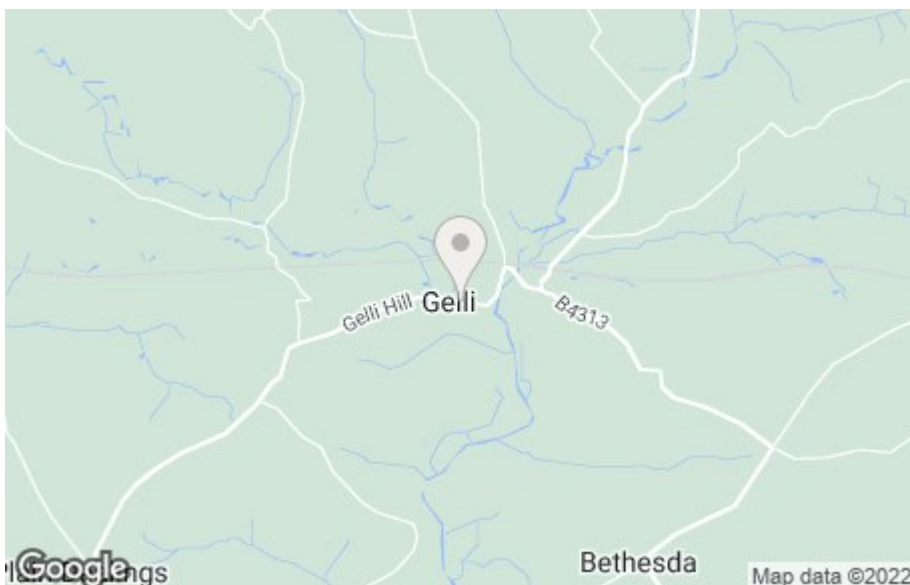
Total area: approx. 68.9 sq. metres (741.4 sq. feet)

For illustration purposes, do not scale.
Plan produced using PlanUp.

From Haverfordwest take the A40 trunk roads towards Carmarthen. After passing through Slebech take the next left signposted for Wiston/Clarbeston Road and continue on this road until you reach the village of Llawhaden. Turn left at the T-junction and follow this road into the village of Gelli. Chapel House will be on your right hand side towards the bottom of the hill, next door to the Chapel.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.