



Tri Pysgodyn, Abercastle, Haverfordwest, Pembrokeshire, SA62 5HJ

Price Guide £350,000 - £400,000

*An attractive Semi Detached 2 storey Character Cottage.

*Comfortable 1/2 Reception, 2 Bedroom and 2 Bath/Wash Room accommodation.

*Economy 7 Electric Heating and a Woodburning Stove, Double Glazing and Loft Insulation.

*Raised concreted Patio to fore and a Private elevated rear Lawned Garden affording Coastal Sea Views.

*Ideally suited for a Small Family, Retirement, Investment or as a Holiday Home.

*Currently a successful Holiday Letting Cottage which is being sold Fully Furnished and Equipped.

*Early inspection strongly advised. Realistic Price Guide.

Situation

Abercastle is a popular hamlet which stands on the North Pembrokeshire Coastline between the Coastal Village of Trefin (1 mile South West) and the hilltop village of Mathry (2 miles South East).

Trefin being close by, has the benefit of a Public House, Youth Hostel, a Post Office and a Café/Art Gallery.

The popular hilltop village of Mathry is within a short drive and has the benefit of a Public House, Church, a Village/Community Hall, former Chapel and a Café/Antique Shop.

The well known Market Town of Fishguard is some 7 miles or so north east and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, a Petrol Filling Station and a Leisure Centre.

The Cathedral City of St Davids is some 8 miles or so south west and has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, a Bank, Public Houses, Restaurants, Hotels, Take-Aways, Art Galleries, a Supermarket with a Post Office and a Petrol Filling Station/Hotel/Store.

The County and Market Town of Haverfordwest is some 16 miles or so South East and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital and Withybush.

There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Tri Pysgodyn stands in a delightful location in this popular hamlet within 100 yards or so of the beach, from where superb Coastal Sea Views can be enjoyed.

Directions

From Fishguard take the Main A487 road south west for some 5 miles and take the turning on the right, signposted to Mathry. Proceed up the hill passing The Farmers Arms Public House on your right and upon reaching the 'T' junction, turn right. Continue on this road and proceed out of the village and some 2 miles or so further on and upon reaching Abercastle, take the lane on your right, just past the telephone kiosk and Tri Pysgodyn is situated some 40 yards or so further on, on the right hand side of the road.

Description

Tri Pysgodyn comprises a Semi Detached 2 storey Cottage residence of solid stone construction with rendered and whitened front elevation and whitened stone faced elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

Stable Door to:-

Porch

6'2" x 4'0" (1.88m x 1.22m)

(Split Level). With coir matting and carpet, 2 double glazed windows, coat hooks, downlighter and a 15 pane glazed door to:-

Sitting Room



16'10" x 13'1" (5.13m x 3.99m)

With fitted carpet, open beam ceiling, Stone fireplace housing a Firewire 5KW Woodburning Stove on a Slate hearth, double glazed sash window, 2 ceiling spotlights, 2 wall lights, 2 electric panel heaters, alcove with shelves, TV aerial cable, 6 power points, built in in Broom/Storage Cupboard with shelf, telephone point, Spiral Staircase to First Floor and opening to:-

Kitchen/Dining Room



12'7" x 11'1" (3.84m x 3.38m)

With part carpeted floor and part quarry tile floor, double glazed sash window, open beam ceiling, 3 downlighters and 2 spotlights, range of floor and wall cupboards, built in Single Electric Oven/Grill with 4 ring Ceramic Hob, Cooker Hood, Bosch dishwasher, Bosch washing machine, inset single drainer stainless steel sink unit with mixer tap, glass splashback, cooker box, concealed worktop lighting, 8

power points and an Inglenook feature with concealed spotlight.

FIRST FLOOR

Landing

5'8" x 2'6" (1.73m x 0.76m)

With fitted carpet, smoke detector (not tested), ceiling, spotlight and Slate corner shelf over stairwell and doors to Bedrooms and:-

Bathroom



11'10" x 5'1" (3.61m x 1.55m)

(maximum measurement). With fitted carpet, suite of pine panelled Bath, Wash Hand Basin and WC, Velux window, Chrome heated towel rail/radiator, illuminated wall mirror, part tiled surround, wall and corner shelves, toilet roll holder, shower curtain and rail, Triton Ivory 4 Electric Shower over Bath, ceiling light and a wall mirror.

Bedroom 1



13'2" x 11'10" (4.01m x 3.61m)

("L" shaped maximum). With fitted carpet, 2 double glazed sash windows with roller blinds (affording Coastal Sea views), open beam ceiling, ceiling light on dimmer, electric panel heater, painted tongue and groove clad

walls, built in Airing Cupboard housing a hot water cylinder with immersion heater on a timeswitch and door to an:-

En Suite Washroom



5'8" x 5'5" (1.73m x 1.65m)

With fitted carpet, Chrome Electrically heated towel rail/radiator, suite of Wash Hand Basin and WC, tiled splashback, wall shelf, wall mirror, shaver point and a double glazed door leading to steps which lead to the rear Garden and to the front of the Property.

Bedroom 2



12'0" x 7'9" (3.66m x 2.36m)

With fitted carpet, double glazed sash window (affording Coastal Sea views) with roller blind, open beam ceiling and 4 power points.

EXTERNALLY

Directly to the fore of the Property is a small narrow Garden together with a raised concreted Plinth/Patio which has steps at the side leading to an elevated, rear sheltered Lawned Garden from where delightful Coastal Sea views can be enjoyed over the Bay.

Outside Electric Light.

The approximate boundaries of the Property are coloured red on the attached Plan to the Scale of 1/2500.

SERVICES

Mains Water and Electricity are connected. Drainage to a Septic Tank. Economy 7 Electric Heating via Electric panel heaters. Double Glazed Sash Windows and a Double Glazed Velux Window. Loft Insulation. Telephone, subject to British Telecom regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

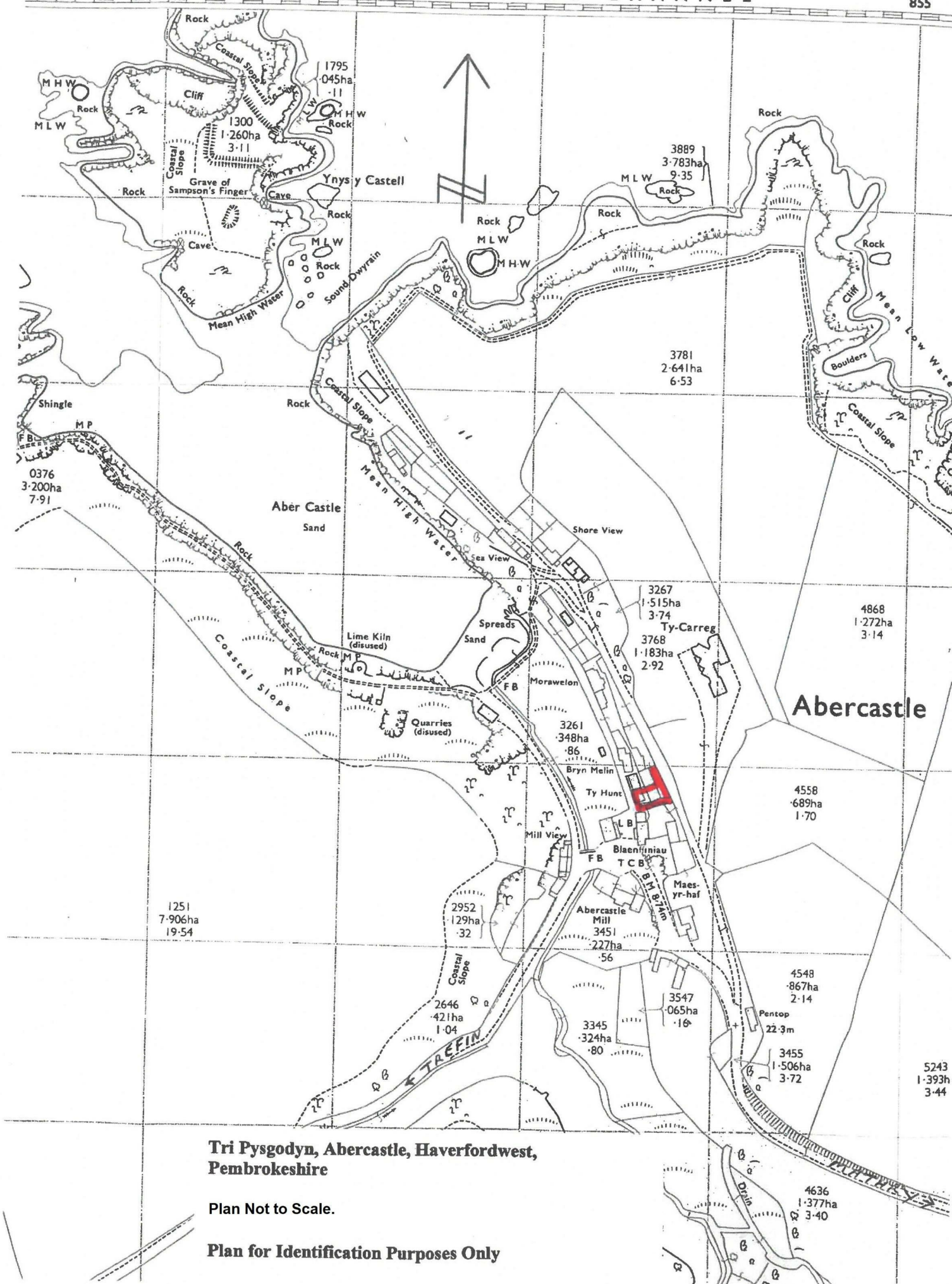
REMARKS

Tri Pysgodyn is a delightfully situated Semi Detached 2 storey Cottage which stands in this popular hamlet from where Coastal Sea views can be enjoyed over the Bay. The Property has many attractive character features including natural stone walls, a feature Inglenook, exposed beams, alcoves etc etc and benefits from Electric Heating, Double Glazing and Loft Insulation. It is currently utilized as a Holiday Letting Cottage but is equally well suited as a Second/Holiday Home or even for a small Family or Early Retirement. It is offered "For Sale" fully furnished and equipped as a Holiday Letting Cottage with the exception of some personal items and effects. Properties of this nature rarely appear on the Open Market in Abercastle and the opportunity to purchase should not be missed. Early inspection strongly advised.

851

852 ST GEORGE'S CHANNEL

855



**Tri Pysgodyn, Abercastle, Haverfordwest,
Pembrokeshire**

Plan Not to Scale.

Plan for Identification Purposes Only

Floor Plan

Area Map



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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