



Trevethin, Llawhaden – SA67 8EA

Offers in Region of £725,000

**jjmorris**.com





## Trevethin

Llawhaden, Narberth

A magnificent country house, set privately within approximately 5 acres of mature grounds, boasting well presented and spacious accommodation with 4 bedrooms and 3 reception rooms, being situated in a leafy green and secluded countryside position, not far from the popular market town of Narberth and stunning Pembrokeshire coast. The property boasts an impressive gated driveway with ample parking, double garage/workshop, large patio and gardens.

Council Tax Band: G

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Tenure: Freehold





### **Situation**

Situated in a peaceful and idyllic location on the periphery of the village of Llawhaden, yet within close driving proximity to the A40 with its transport links to the larger towns of the area, being both Narberth with its bespoke shops and restaurants and Haverfordwest being the County Town. Also within driving distance are the many coastal areas of south Pembrokeshire such as both Tenby and Saundersfoot.

### **Accommodation**

#### **Porch**

Tiled floor, window to side, original decorative front door opens to:

#### **Hallway**

Stairs rise to the first floor, radiator, door to sitting room and door to:

#### **Dining Room**

French doors with outstanding views open out to the large patio, built in storage cupboard, radiator, glazed double doors to sitting room, glazed door to kitchen and glazed door to:

#### **Living Room**

Fantastic brick fireplace with wooden mantel housing a wood burning stove, bay and single windows to the front, external glazed doors to the rear opening onto patio, radiators.

#### **Sitting Room**

Bay window enjoying superb views, radiator.

#### **Kitchen/Diner**

Tiled flooring, fitted wall and base storage cupboards, worktops, one and a half bowl ceramic sink with drainer, space for range cooker, canopy extractor hood above, tiled splash backs, integrated fridge/freezer, windows to rear and side enjoying marvellous views, space for table and chairs, vertical radiator, door to:

#### **Utility**

Tiled floor, external door to patio, space and plumbing for washing machine/dish washer, radiator, door to:

#### **Cloak Room**

W.C, wash hand basin, window, radiator, tiled floor.

### **First Floor Landing**

Spindle balustrade, window to front, radiator, doors to:

#### **Bedroom 1**

Windows to front and rear enjoying excellent views, fitted wardrobes, radiator, door to:

#### **En-Suite**

Comprising a large shower, W.C, wash hand basin, fitted vanity storage cupboards and worktops, tiled walls and floor, radiator, window to side.

#### **Bedroom 2**

Window to front, radiator, built in airing cupboard with hot water cylinder.

#### **Bedroom 3**

Windows to rear and side enjoying superb views, radiator.

#### **Bedroom 4**

Bay window enjoying superb views, radiator.

#### **Bathroom**

Comprising a bath with mixer shower, W.C, shower cubical, wash hand basin set in vanity storage unit, towel radiator, tiled floor and walls, window to rear enjoying lovely views.

#### **Externally**

The property boasts an impressive private entrance with gated stone walling, with a sweeping gravelled driveway leading to the front of the house, where there is ample parking and turning space. There is a detached double garage/workshop with twin electric doors and connected laundry room with plumbing for washing machine, fitted storage cupboards, worktop, sink and window. The grounds to the rear and side are mainly laid to lawn with tall majestic trees bordering. There is a large patio wrapped around the house with outstanding far reaching views. The driveway continues on past the side of the house and leads to a second gated walled entrance/exit. There is a wooden summer house, green house, area with pond and an array of mature specimen trees. Altogether there is approximately 5 acres of private grounds, ideal for any buyer seeking excellent outdoor space for gardening, nature and a place for children to play safely.

### **Directions**

From Narberth travel along the A40 towards Haverfordwest and after the Canaston Bridge roundabout take the right turning signposted Toch Lane. Travel for roughly half a mile and the entrance to the property is on the left hand side, identified by our for sale sign.

### **Services**

We are advised mains electric is connected. Private drainage and water. Oil fired central heating.

### **Broadband**

According to the Ofcom website, this property has standard broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Mobile**

Mobile The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data – 73%

Three Voice & Data – 62%

O2 Voice & Data – 74%

Vodafone Voice & Data – 65%

### **Anti Money Laundering**

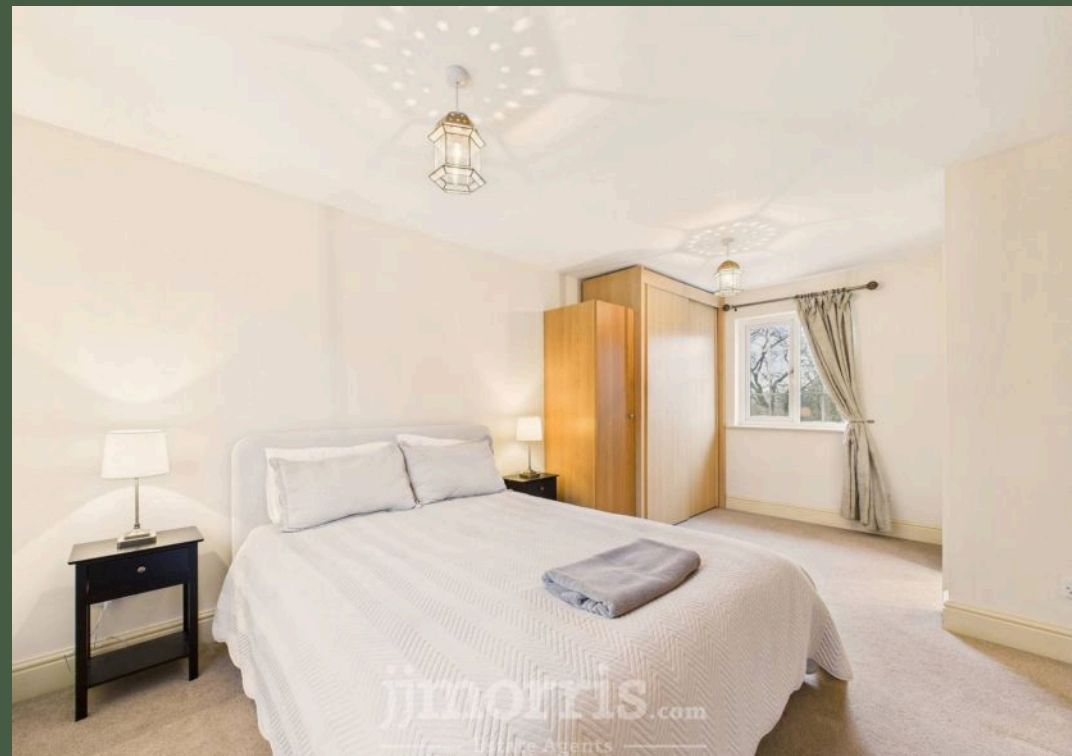
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.































Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2





## JJ Morris Narberth

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