



Ivy Cottage, 6 Abercastle Road, Trefin, Haverfordwest, Pembrokeshire, SA62 5AR

** DETACHED BUNGALOW WITH OUTBUILDINGS **

Situated in the coastal village of Trefin this detached bungalow also has a range of outbuildings that includes a former milking parlour alongside that offers conversion/extension potential (subject to planning permission). The accommodation benefits from oil central heating, uPVC double glazing and includes three bedrooms, two reception rooms, kitchen and shower room. Externally there are lawned gardens to the front and rear, and a single garage and off road parking space.

- Detached Bungalow
- Three Bedrooms
- Gardens to Front & Rear
- Garage & Parking Space
- Coastal Village
- Two Reception Rooms
- Former Milking Parlour
- EPC Rating: F



Offers In Excess Of £225,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London

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The Agent that goes the Extra Mile

LOCATION

The village of Trefin, with its Public House, Galleries, and Hostel, is situated close to the North Pembrokeshire coast, midway between the ferry port of Fishguard and the Cathedral City of St Davids. This popular village sits within the stunning scenery of the Pembrokeshire Coast National Park - a 'mecca' for holiday makers!

The coastal path offers lovely walks, and the rocky coves of Abercastle, Aberfelin and Abereiddy are all within easy reach, whilst the sandy beaches of Traeth Llyfn and Whitesands are within 10 - 15 minutes' driving distance. The Strumble Shuttle bus service passes through the village 3 times a day during the summer months. The nearest convenience store/petrol station is only a mile or so away at Square and Compass

See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films of the area.

ACCOMMODATION

The property is located in the centre of the village, and is within walking distance of the Pembrokeshire Coast Path. The accommodation includes three bedrooms, kitchen, dining room, lounge and family bathroom. Alongside the property is a single garage, and a former milking parlour that offers potential for conversion/extension to the property subject to any necessary planning permission being granted.

The half glazed front door opens into:

HALLWAY

Radiator, access to the loft space, door to cupboard fitted with hanging rail. Door to:

LOUNGE

21'5 x 14'1 (6.53m x 4.29m)

Spacious lounge with two uPVC double glazed windows, wooden flooring, wall lights, two radiators, open fire in a tiled fireplace.



DINING/SITTING ROOM

15'5 x 14'6 +into door (4.70m x 4.42m +into door)

Coal effect electric fire set into a tiled fireplace with wooden surround, two radiators, picture rail, uPVC double glazed window to the side. Door to:



KITCHEN

9'11 x 8'3 (3.02m x 2.51m)

Fitted with a range of wall and base units with worktop space over, glass fronted display cabinets, stainless steel sink with mixer tap, built-in fridge, freezer, electric hob and oven. Radiator, uPVC double glazed window to the rear garden, cupboard housing oil fired Worcester boiler. Door to storage cupboard, uPVC door and steps leading to the rear of the property.



BEDROOM ONE

14'0 x 14'3 (4.27m x 4.34m)

uPVC double glazed window to the front, radiator.



BEDROOM TWO

10'0 x 11'11 (3.05m x 3.63m)

uPVC double glazed window to the rear, radiator.



BEDROOM THREE

7'1 x 9'11 (2.16m x 3.02m)

uPVC double glazed window to the rear, radiator. Door to the airing cupboard housing the hot water tank and fitted with linen shelving.



SHOWER ROOM

5'6 x 6'8 (1.68m x 2.03m)

Fitted with a shower cubicle, wash hand basin and WC. Part tiled walls, radiator, uPVC double glazed window to the rear, shaver point and light.



EXTERNALLY

To the front of the property is a lawned garden bordered by a wall. A path leads round to the rear garden, this is mostly lawned with partial rural views.

There are a range of outbuildings including a former milking parlour, this offers potential for conversion or to extend the property (subject to planning).

WC - 6'2 x 3'1

Shed One - 8'4 x 12'5

Shed Two - 7'1 x 4'10



MILKING PARLOUR

24'5 x 13'9 (7.44m x 4.19m)

Sliding doors open into the former milking parlour. This has a light, water and electricity supply, door to a storage room.

STORE ROOM

7'8 x 7'5 (2.34m x 2.26m)

Light, power and tap.

GARAGE

17'6 x 9'3 (5.33m x 2.82m)

Wooden double doors to the front, pedestrian door to the rear, light and power supply. Parking space to the front.

GENERAL INFORMATION

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: We are advised Freehold

Tax: Band E

OFFER PROCEDURES

All enquiries and negotiations to West Wales Properties: We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our panel of financial consultants, will speak to you to 'qualify' your offer.

IMPORTANT NOTICE

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

OTHER SERVICES OFFERED

WE RECOMMEND THAT ALL BUYERS SHOULD HAVE A SURVEY DONE ON A PROPERTY BEFORE THEY BUY IT. Please ask staff in our office if you would like us to recommend a Surveyor who could undertake this work for you. We can also give you details of professionals who can undertake Conveyancing, or provide Independent Financial Advice

RS/LG/10/17/OK/LG

FLOOR PLAN

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

Ground Floor



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			76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			68
EU Directive 2002/91/EC			

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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