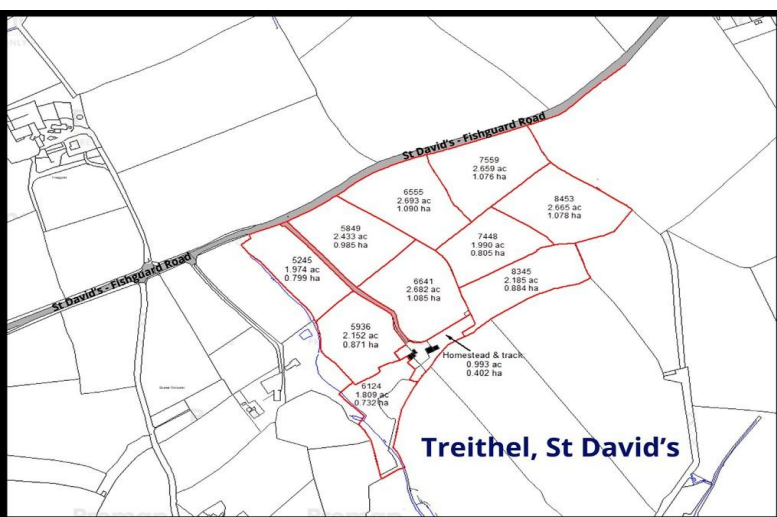




- No Onward Chain
- 4 Bedroom Detached Farm House
- Approx 24 Acres of Land
- Range Of Outbuildings

**Offers In Region Of £595,950**

EPC Rating 'E'





### The Property

They say it's all about 'Location, Location, Location' and Treithel most certainly has it!

Treithel is a much loved family home which sits very proudly within approx. 24 acres of predominantly grazing land. There are private gardens to the rear and side providing recreational space for all. The property briefly comprises 4 double bedrooms and 2 reception rooms. There are a number of outbuildings which are prime for development (subject to necessary consent). The positioning of the property allows the luxury of living within the sought after St. David's post code, but far enough removed that you retain your privacy during the busy tourist months.

Full of potential, we highly recommend viewing to see firsthand what this wonderful property and grounds have to offer. Please do not hesitate to contact the office to schedule your viewing.

### Location

St David's is the smallest cathedral city in the United Kingdom. The Patron Saint of Wales, Saint David was born nearby in St Non's. Surrounded by some of the most stunning coastline in Europe and located within the Pembrokeshire National Park, St David's is a haven for artists, tourists and walkers. There is an eclectic mix of shops and galleries, cafes and restaurants. The property is within easy walking distance both to the centre of St Davids and all amenities including the secondary school and also to the Pembrokeshire Coast Path.

### Directions

From St David's, take the A487 towards Fishguard passing the Bug Farm. Approx 3 miles out of St David's you see Treithel on the right hand side. Please use SA62 6BZ for navigational purpose.

**Entrance Hall** Entered via a part glazed door. Tiled floor. Door to

### Shower Room 9'5 x 6'7 (2.87m x 2.01m)

None slip flooring. Obscure double glazed window to fore. Walk in shower enclosure with wall mounted shower. Low level w/c. Wash hand basin. Chrome heated towel rail.

### Kitchen 16'4 x 7'3 (4.98m x 2.21m)

Updated by current owners. Double glazed window to fore. Good range of wall and base storage cupboards with contrasting work surface over. Sink with mixer tap. Space and plumbing for washing machine. Quarry tiled floor.

### Dining Room 13'3 x 13' (4.04m x 3.96m)

Double glazed window to rear. Under stairs storage. Slate hearth. Log burner. Radiator.

**Inner Hall** Stairs leading to first floor landing.

### Lounge 13'3 x 10' (4.04m x 3.05m)

Double glazed window to rear. Feature brick fireplace. Radiator.



**First Floor Landing** Double glazed window to fore. Loft access.

**Bedroom 1** 13'10 (max) x 12' (max) (4.22m (max) x 3.66m (max))

Double glazed window to rear. Built in storage. Radiator.

**Bedroom 2** 11'7 (max) x 10'2 (max) (3.53m (max) x 3.1m (max))

Double glazed window to rear. Built in storage. Radiator.

**Bedroom 3** 13'8 (max) x 12' (max) (4.17m (max) x 3.66m (max))

Double glazed window to fore. L shaped.

**Bedroom 4** 11'11 (max) x 10'2 (max) (3.63m (max) x 3.1m (max))

Window to fore. L shaped.

### Externally

The property is approached via a private track from the main road. The house sits proudly within its private grounds which stretch for approximately 24 acres. To the rear and side of the house you will find private and mature gardens. There are a range of outbuildings which briefly comprise a brick built agricultural shed and stone barn.

**Tenure** We have been informed that the property is freehold

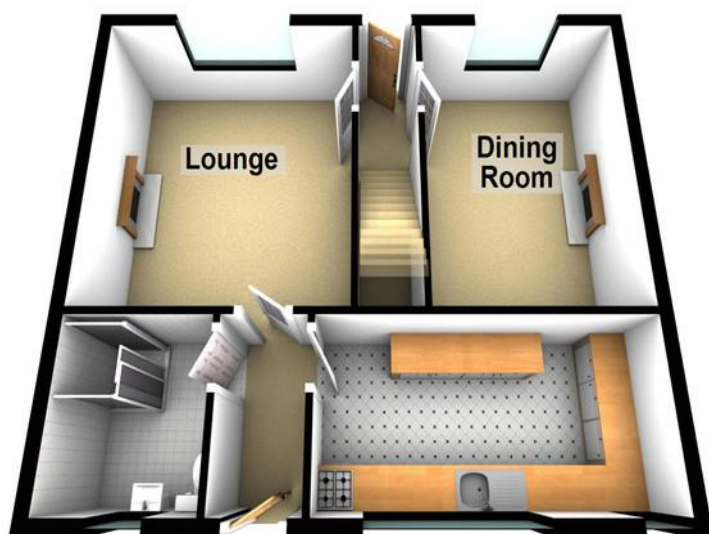
**Services** Oil fired central heating, mains electricity and private drainage.

**Viewing** Strictly by appointment through Town Coast and Country Estates.

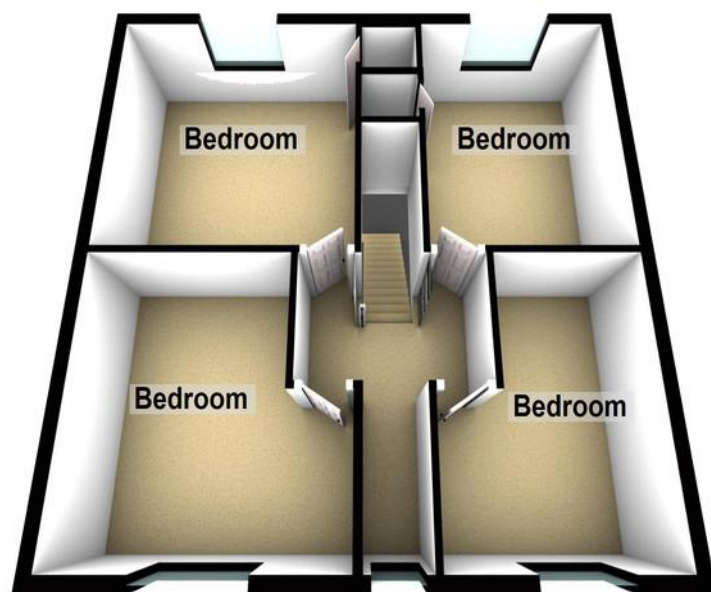


## Treithel, St. David's

### Ground Floor



### First Floor



#### Tenure

Freehold

#### Council Tax Band

E

#### Viewing Arrangements

Strictly by appointment

#### Contact Details

26 High Street  
Haverfordwest  
SA61 2DA

[www.tccstates.com](http://www.tccstates.com)

[enquiries@tccwales.com](mailto:enquiries@tccwales.com)

01437 765522

#### General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THIS PROPERTY.