



- 3 Bedroom Semi Detached House
- Coastal Village Location
- Spacious Loft Room
- Off Road Parking & Garage

£220,000

EPC Rating 'F'





The Property

Portland House is a spacious 3 bedroom semi detached house situated in the idyllic coastal village of Trefin with beautiful rural views. This property is in need of updating, offering lots of potential throughout and would make a lovely home, holiday let investment or second home. Briefly comprises; entrance hall, lounge/dining room, kitchen, sun room to the ground floor and to the first floor there is a bathroom, master bedroom with en suite shower room and two further bedrooms. A staircase leads to the loft room with under eaves storage. Externally there is off road parking, integral garage and a low maintenance courtyard to the front and an enclosed rear garden with views over open countryside.

Location

Trefin is a quiet coastal village located equal distance from the cathedral city of St David's and the town of Fishguard both being approximately 7 miles distant. Located in the Pembrokeshire Coast National Park, an area of outstanding natural beauty, within easy reach of the coastal path and close to the picturesque harbours of Abercastle, Porthgain and Abereddy Bay, the property is also in close proximity to local amenities such as garage/shop and public house.

Directions

From Haverfordwest proceed on the A48 towards Fishguard. At Letterston turn left at the crossroads signposted St. Davids. Continue on this road until reaching the junction with the A487 road linking Fishguard to St Davids and turn left. Just after Square and Compass turn

right signposted Trefin. Follow the road into the village, turn left at the next junction and the property will be seen on the left hand side.

The property is approached down a private road, with off road parking, path and entered via a obscure part double glazed door with insert glazed panel above into

Entrance Hall 25'6 (max) x 5'11 (max) (7.77m (max) x 1.8m (max))

Stairs to first floor with understairs storage and cupboard. Part tiled floor. Radiator. Door to

Lounge/Dining Room 24'9 (max) x 14'9 (max) (7.54m (max) x 4.5m (max))

Double glazed windows to front and rear. Exposed feature stone wall and beams. Log effect gas stove on slate hearth. Radiators.

Kitchen 10'10 x 9'11 (3.3m x 3.02m)

Double glazed window to rear with views over garden and countryside. Range of wall and base units with worksurface over. Inset double bowl sink with mixer tap. Space and plumbing for dishwasher and washing machine. Integrated electric hob and eye-level oven and grill. Part tiled walls. Archway to

Sun Room 11'1 x 10'1 (3.38m x 3.07m)

Double glazed windows and door to rear with views over garden and open countryside. Tiled floor. Radiator. Steps up to door to garage.

First Floor

Landing Stairs to loft room. Radiator. Door to

Bathroom 10'9 (max) x 10'3 (max) (3.28m (max) x 3.12m (max))

Double glazed window to rear with rural views. Pedestal wash hand basin, w/c, and bath with mixer tap and hand held shower. Radiator. Part tiled walls. Wood flooring.

Bedroom 1 13'7 x 10'5 (4.14m x 3.18m)

Double glazed window to rear with views over open countryside. Built in wardrobes. Understairs storage. Radiator. Door to

En Suite Shower Room 7'8 x 4'5 (2.34m x 1.35m)

Obscure double glazed window to side. Corner shower cubicle with Triton electric wall mounted shower. Wash hand basin and w/c. Part tiled walls. Wall mounted electric heater. Cupboard.

Bedroom 2 11'2 x 7'7 (3.4m x 2.31m)

Double glazed window to front. Radiator. Shelving.

Bedroom 3 12'1 (max) x 11'2 (max) (3.68m (max) x 3.4m (max))

Double glazed window to front. Radiator.

Loft Room 19'3 x 14'11 (5.87m x 4.55m)

Limited headroom. Exposed A frame wooden beams. Velux window to rear. Door to eaves storage.

Externally To the front of the property is a step down to courtyard. There is an area of off road parking leading to the integral garage. To the rear is an enclosed garden laid mainly to lawn with shrubs, trees and patio area. Access to cellar room housing Worcester oil boiler.

Garage 20'11 x 9'1 (6.38m x 2.77m)

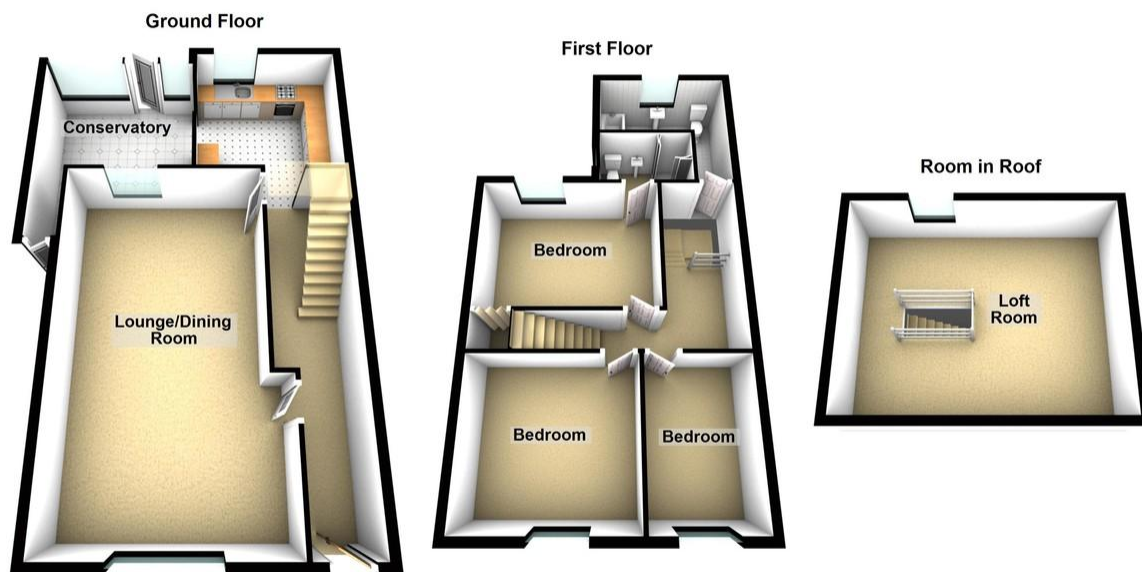
Door to rear garden.

Tenure We are advised that the property is Freehold.

Services Mains electricity, water and drainage. Oil fired central heating.

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





Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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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.