

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property. Private Drainage

TAX: Band E

We would respectfully ask you to call our office before you view this property internally or externally

LG/HAL/5/19/OK/LG

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.

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

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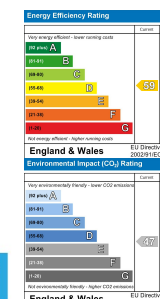


Berian Cross Brynberian, Crymch, Pembrokeshire, SA41 3TN

- Detached Character Cottage
- Fitted Kitchen & Utility Room
- Shower Room & En suite Bathroom
- Mature established Garden
- Semi Rural Hamlet
- 3 Reception Rooms
- Three Double Bedrooms
- Oil Central Heating
- Garage & Driveway parking
- EPC Rating: D

£375,000

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The Agent that goes the Extra Mile



Late 19th Century quaint character cottage set in a picturesque location at the foothills of the Preseli Mountains with mature landscaped grounds, parking and garage.

This immaculately presented property has an abundance of character features yet boasts modern contemporary living. The accommodation briefly comprises: Entrance/character snug with parquet flooring and exposed stone wall, Inner Hall open to the Dining Room with windows to two aspects overlooking the mature landscaped grounds. South facing Living Room with an abundance of natural light and multi-fuel stove focal point. Modern Kitchen fitted with a range of wall and base units with complementing worktops and tiled floor, functional utility room, rear hall, study and contemporary ground floor Shower Room with stylish wall tiling and double shower cubicle. On the first floor are three double bedrooms with the master having a beautiful en suite with roll top bath. The first floor benefits from views over the local countryside.

Externally the property has a driveway with parking to the rear which leads to the 17' garage. To the front of the property is a romantic cottage garden with a range of plants for all seasons. There are fruit trees & bushes including apple, Morello Cherry, White fig, raspberry, strawberries and the unusual justaberry. Bulbs from spring to autumn, perennials, shrubs and climbers with established jasmine, pink, viburnums & scented roses. There are also rare & unusual species of peonies, and rhododendron Nepalese, clipped topiary of box yew and holly, and bounded by a pretty little stream - an idyllic space to unwind.

The pleasant hamlet of Brynberian is a friendly country community with many social activities, and is situated in the Pembrokeshire Coast National Park, in-between Eglwysrwr and Haverfordwest, and near to Crymch. Brynberian has easy access to both Cardigan and Haverfordwest, and all their schools, shops, banks and other amenities.



Reception Hall/ Snug

12'6 x 6'3 (3.81m x 1.91m)

Inner Hall

Dining Room

1'6 x 10'10 (0.46m x 3.30m)

Living Room

16'4 x 13'6 (4.98m x 4.11m)

Kitchen

13' x 10'3 (3.96m x 3.12m)

Utility Room

9'3 x 6' (2.82m x 1.83m)

Shower Room

Study

8' x 6' (2.44m x 1.83m)

Master Bedroom

14'6 x 11'10 (4.42m x 3.61m)

En-suite Bathroom

Bedroom

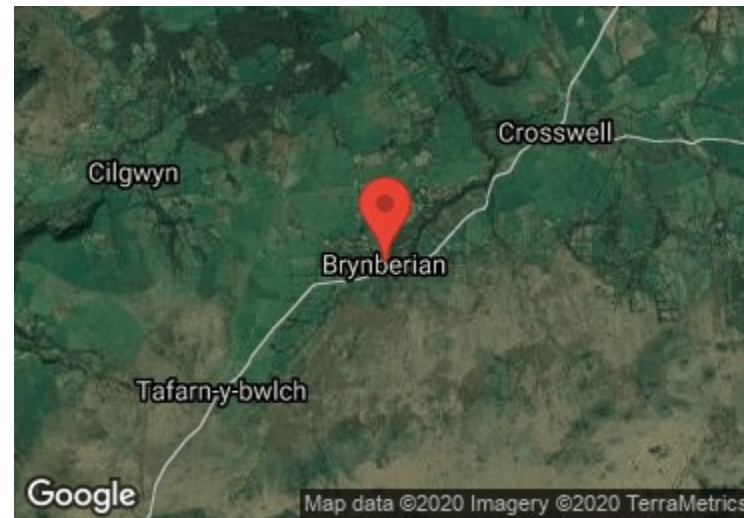
12' x 9' max (3.66m x 2.74m max)

Bedroom

14'6 9'3 (4.42m 2.82m)

Garage

17'4 x 6'3 (5.28m x 1.91m)



DIRECTIONS

From Haverfordwest follow the sign on the B4329 road to Cardigan through Tufton over the Preseli Mountains. Take the left-hand turn signposted Brynberian, then the first left signposted for the chapel and the property will be donated by our for sale board.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.