

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.

TAX: Band D

HAL/EG/22/10/20/OK

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk

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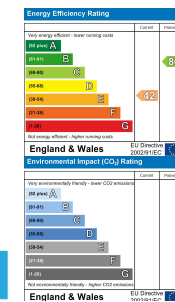


Ty Draw Ffordd Yr Afon, Trefin, Pembrokeshire, SA62 5AU

- NO CHAIN
- Ideal Holiday Let/Investment
- Two Bedrooms
- Popular Village Location
- Double Glazing
- Beautifully Presented
- Character and Charm
- Low Maintenance Garden
- Oil Central Heating
- EPC Rating: E

Offers In Excess Of £300,000

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The Agent that goes the Extra Mile



A beautifully presented character cottage located in the popular coastal village of Trefin. Currently run as a successful holiday let, this attractive accommodation would make an ideal investment, as well as a lovely home.

Ty Draw has been lovingly renovated by the current owners to a high standard, offering spacious, modern living accommodation whilst retaining all of the character and charm the cottage offers. The accommodation briefly comprises; cosy sitting room with wood-burning stove, the original cottage kitchen has been converted into a snug, family bathroom, and a modern, light and airy extension has been added to the rear providing a stylish open plan kitchen/dining room with a selection of contemporary wall and base units and complimentary work surfaces, and oak bi-fold doors leading out to a low maintenance, secluded gravelled garden. Stairs lead up to two bedrooms. The property further benefits from oil central heating and double glazing.

Set on the North Coast of the St Davids Peninsula, the charming village of Trefin has a very un-commercialised feel to it, and boasts natural beauty! The beach at Aberfelin is less than a mile away - popular for boating and kayaking. The bay at Abercastle is a picturesque haven, and is often brimming with wildlife, and is just over a mile away. Abermawr, Aberbach, Porthgain, Aberiddy and Traeth Llyfn are also within easy driving distance.

Sitting Room

18'8" x 11'9" (5.7 x 3.6)

Kitchen/Dining Room

20'8" x 16'8" max (6.3 x 5.1 max)

Bedroom

11'5" x 9'2" (3.5 x 2.8)

Snug

4'11" x 12'5" (1.5 x 3.8)

Bathroom

9'10" x 12'1" approx (3 x 3.7 approx)

Bedroom

6'6" x 8'10" (2 x 2.7)



DIRECTIONS

From our Fishguard Office take the main A487 road south west towards St Davids. Continue on this road for approximately 7 miles, passing thorough Square and Compass. Take the right turning signposted for Trefin. Continue for three quarters or a mile or so, and upon reaching the village, Ty Draw will be situated on the left hand side, some 30 yards or so prior to the centre of the village.

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