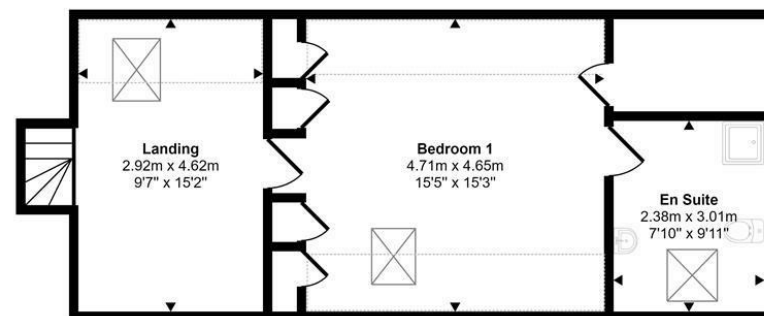


Approx Gross Internal Area  
149 sq m / 1600 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

COUNCIL TAX: Currently Zero Rated

DRAINAGE: Please note we are advised this property is served by private drainage

CHARGES: We have been advised that there is a £750 per annum charge for road maintenance and maintenance of communal areas.

ref: LG/AMS/03/23/OK

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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

41 High Street, Cardigan, Ceredigion, SA43 1JG  
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

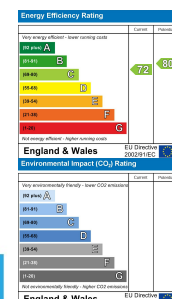


## Min yr Awel Caersegan Barns, St. Nicholas, Goodwick, Pembs, SA64 0LX

- Beautifully Presented Barn Conversion
- Three Double Bedrooms
- Wonderful Countryside & Sea Views
- Off Road Parking
- Oil Central Heating
- Open Plan Living & Kitchen Area
- Three Bath/Shower Rooms
- Investment Opportunity
- Lawned Garden & Communal Pond
- EPC Rating: C

Offers In Excess Of £400,000

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**The Agent that goes the Extra Mile**





A beautiful and immaculately presented barn conversion situated in the rural village of St Nicholas, on the outskirts of Goodwick with picturesque views of the Pembrokeshire coast and countryside. This property is currently utilised as a holiday let, making it a great investment opportunity but would also make a wonderful family home.

As you enter the property on the ground floor, you enter into the open plan kitchen and living area. The room benefits from high ceilings making the accommodation light and airy. The kitchen benefits from matching wall and base units with integrated appliances. The lounge area has a log burning stove, and patio doors on either side with wonderful views of the country and distant sea views. Beyond the lounge the hallway leads to a family sized bathroom and two double bedrooms one of which benefits from an ensuite shower room. The staircase leads to the first floor where there is a landing which could be utilised as a study area and a further double bedroom again with an ensuite shower room.

Externally to the front of the property there is off road parking for multiple vehicles, and a spacious lawned area surrounded by beautiful views of the Pembrokeshire landscape, offering the perfect spot to sit and relax. This property also benefits from the use of a communal pond and courtyard. Viewing is highly recommend to appreciate what this lovely barn has to offer!!

There are multiple beaches within driving distance of the property. There is Abermawr where you can join the coastal path towards Abereddys natural deep lagoon and historic sights such as Abercastle. Mathry is a short trip south, and Porthgain is a little further again. The market town of Fishguard is approximately 6 miles from the property, and is the ferry port to Southern Ireland, has a train station, and a variety of shops, supermarkets, restaurants etc.



**Kitchen and Living Area**

**Bathroom**

**Landing**

**Hallway**

**Bedroom**

**Bedroom**

**Bedroom**

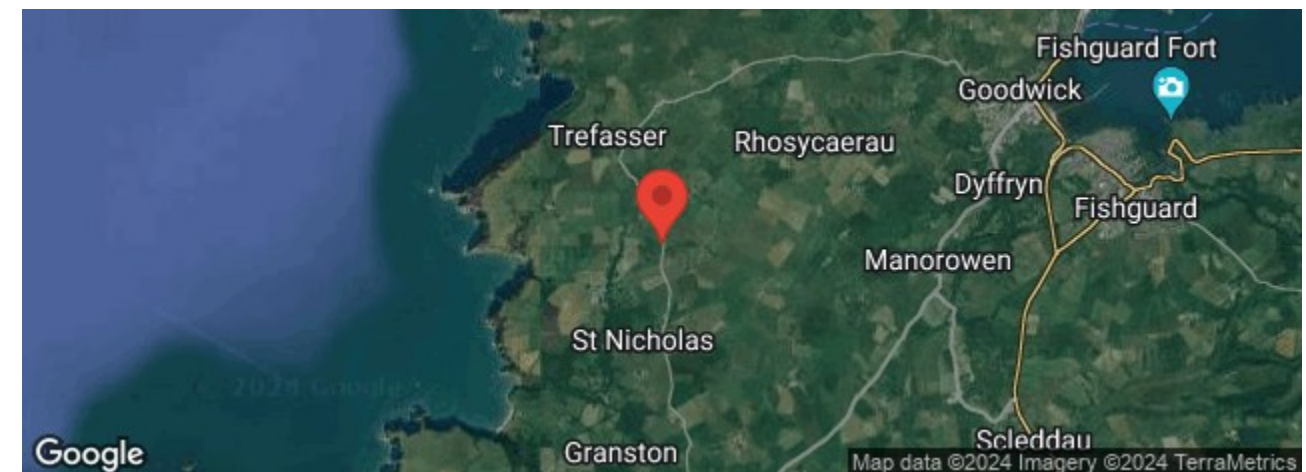
**Ensuite Shower Room**

**Ensuite Shower Room**



**DIRECTIONS**

From Fishguard take the A487 towards St Davids, turn right at the crossroads signposted St Nicholas. Continue on this road, driving through the village of St Nicholas. After approx half a mile turn right into Caersegan Farm, follow track and just before barns turn left -follow lane round and the property will be on your right. What 3 Words Reference - ///overhaul.succeed.wimp



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.