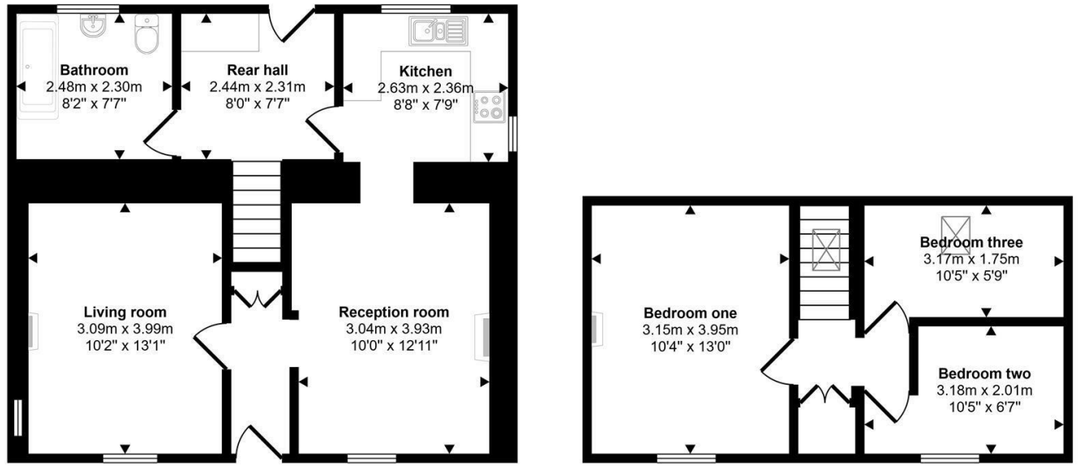
Approx Gross Internal Area
85 sq m / 910 sq ft



Ground Floor
Approx 55 sq m / 591 sq ft

First Floor
Approx 30 sq m / 319 sq ft

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: Band 'E' Pembrokeshire County Council
DRAINAGE: We are advised that this property is served by private drainage

ref:LG/AMS/08/25
TAKEONOK30/08/25/LLE

FACEBOOK & TWITTER
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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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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01239 615915
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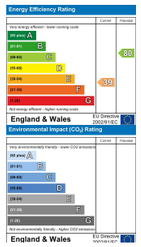
Ty Gwyn Trefasser, Goodwick, Pembrokeshire, SA64 0LT

- Detached Cottage
- Two Reception Rooms
- Investment Opportunity
- Garden To Rear With Views
- Oil Central Heating
- Three Bedrooms
- Full of Character & Charm
- Off Road Parking
- Stream Boundary
- EPC Rating: E



Offers In The Region Of £375,000

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The Agent that goes the Extra Mile

A beautifully presented home full of character and charm, situated in Trefasser about a mile from the village of St Nichalos. Ideally located approximately 1.9 miles from the stunning beaches of Abermawr and Aberbach, and within easy reach of the renowned Pembrokeshire Coast Path. Featuring three bedrooms, a rear garden, and convenient off-road parking, the home is perfectly suited for family living or for someone to continue as a holiday let.

Upon entering the property, you are welcomed into a central hallway with doors leading to both reception rooms, each with charming wooden ceiling beams and feature fireplaces with open fires—adding warmth and character to the space.

To the left, the cosy living room enjoys dual-aspect windows that fill the space with natural light. To the right, the inviting dining room features traditional slate flooring. A step down leads into the kitchen, fitted with a range of fitted units and offering a delightful view over the rear garden.
From the kitchen, a rear hallway provides space for a washing machine and access to the back garden. A modern shower room with quarry-tiled flooring completes the ground floor.

Upstairs, the staircase opens onto a bright landing, where there is a velux window. There are two double bedrooms and a single bedroom, offering flexible accommodation for families, guests, or home office use.

Externally, the property boasts traditional sash windows to the front and a small frontage. To the side, there is off-road parking and a gated access leading to the rear garden. The garden is predominantly laid to lawn, bordered by mature trees and shrubs on either side. To the left, a gently flowing stream runs along the boundary, accompanied by a variety of established plants. A patio area with a veranda extends from the rear of the property—an ideal space to sit back, unwind, and enjoy the beautiful surroundings.

There are multiple beaches within driving distance of the property. There is Abermawr where you can join the coastal path towards Abereiddys 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.

DIRECTIONS

From Fishguard take the A487 towards St Davids, turn right at the crossroads signposted St Nicholas. Continue on this road, through the village of St Nicholas. From here you will stay on this road for approximately 1.3 miles and the property will be found on your left hand side. What three words - ///clumped.ambitions.spin

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