

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 F

CFH/ESL/07/23/OK/ESL
We would respectfully ask you to call our office before you view this property internally or externally

FACEBOOK & TWITTER
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<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.

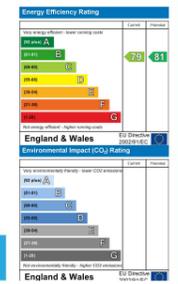
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

8 Parc Yr Odyn, Mathry, Haverfordwest, Pembrokeshire, SA62 5FA

- Detached New Build
- Up To Five Double Bedrooms
- Garden To Rear
- LPG Gas Heating
- Sought After Village
- Exceptional Countryside Views
- Open Plan Kitchen/Diner
- Garage And Driveway
- Solar Panels
- EPC Rating: C

Offers In Excess Of £435,000

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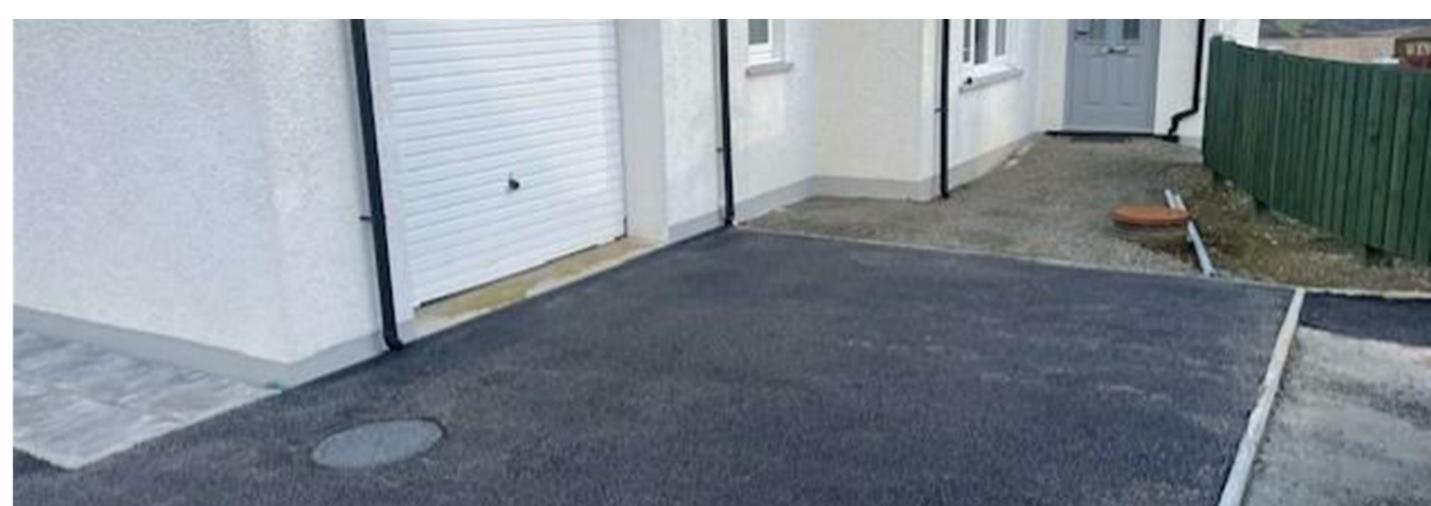


****NEW BUILD PROPERTY WITH PANORAMIC VIEWS**** West Wales Properties are delighted to bring to market 8 Parc Yr Odyn, a contemporary New Build in an elevated position boasting panoramic views of the surrounding countryside. The layout of the property briefly comprises of an Entrance Hallway with Cloakroom, Lounge, open plan Kitchen/Diner equipped with a modern fitted Kitchen with integral appliances, Utility Room, Downstairs disabled friendly WC, Utility Room, and access to the integral Garage. On the First Floor are Four Double Bedrooms (the master served by an En-Suite Shower Room and Walk In Wardrobe), and Family Bathroom, and a further Double Bedroom which would also lend itself well to being a Home Office. The property has been designed to take full advantage for the fantastic views, with double aspect windows in most rooms. Solar panels provide reduced energy costs, and LPG gas fuels the heating system.

Externally, there is a driveway to the front providing off road parking and access to the garage, which provides further parking or handy work/storage space. To the rear of the garden is a garden which is currently incomplete, allowing for the prospective buyer to provide input to the finish if desired.

This is a fantastic family home that would impress any guest! Viewing is highly recommended!

Mathry is a popular village situated some 2.5 miles from the North Pembrokeshire coastline at Abercastle, 8 miles from the Cathedral City of St Davids and 5 miles from the harbour and ferry port of Fishguard, on the North Pembrokeshire coast. The village has a tea room, church, public house, with wider facilities available in St Davids, Fishguard and the county town of Haverfordwest, some 14 miles to the south.



DIRECTIONS

From Haverfordwest take the A40 in the direction of Fishguard. When you reach the village of Letterston take the left hand turn onto the B4331, and continue until you meet the T Junction for the A487. Turn left here and then take the next right-hand turn to Mathry. Follow the road up the hill, where you will find Parc Yr Odyn on the left hand side. What3Words: cherished.diamonds.broke

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