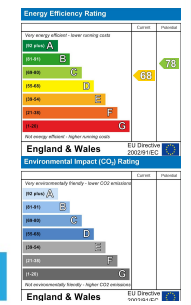


Penlan & Ty Cennin Llysyfran, Clarboston Road, Pembrokeshire, SA63 4RU

- Two Properties
- Two Bedroom Character Cottage
- Three Bathrooms
- Privately Owned Solar Panels
- Oil Central Heating
- Original And Character Features
- Three Bedroom Converted Barn
- Approx 4.93 Acres of Land
- Close To Reservoir
- EPC: D and D

Offers Over £595,000

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



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 'D'

ref: JETH /AMA/12/23TakeOnOk These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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



Located on the edge of a rural hamlet 0.9 miles from Llys-y Fran famous Reservoir and its countryside walks. The opportunity has arisen to purchase two characterful cottages situated in approximately 4.93 acres of land with ponds and gardens.

These properties have so much to offer and allow the new owners to create their dream, whether you are looking for multi-generational living or a home where you can have investment potential with holiday letting (subject to the necessary permissions).

Early viewing is essential to fully appreciate these properties and the opportunity of the lifestyle change they have to offer.

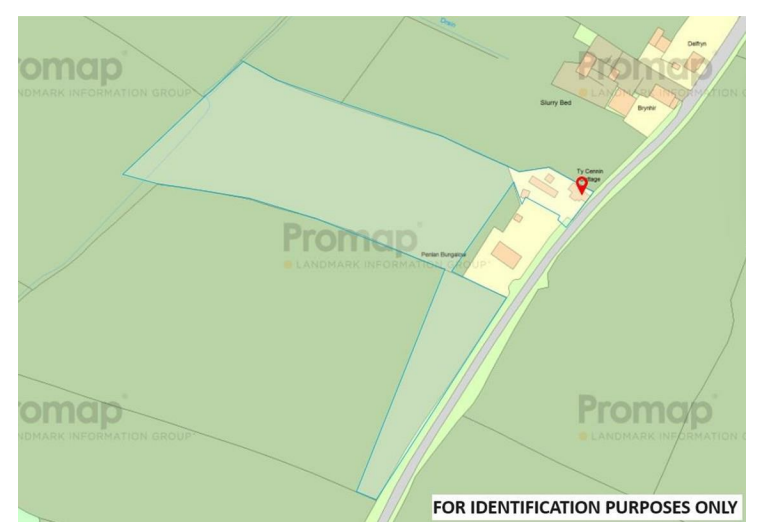
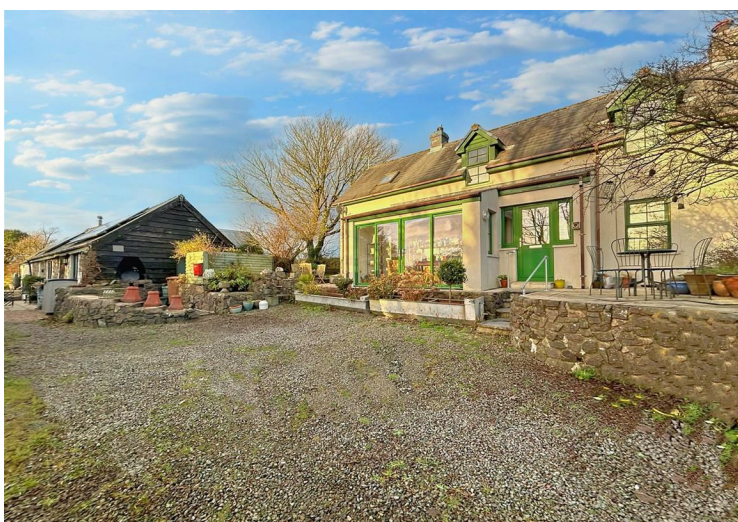
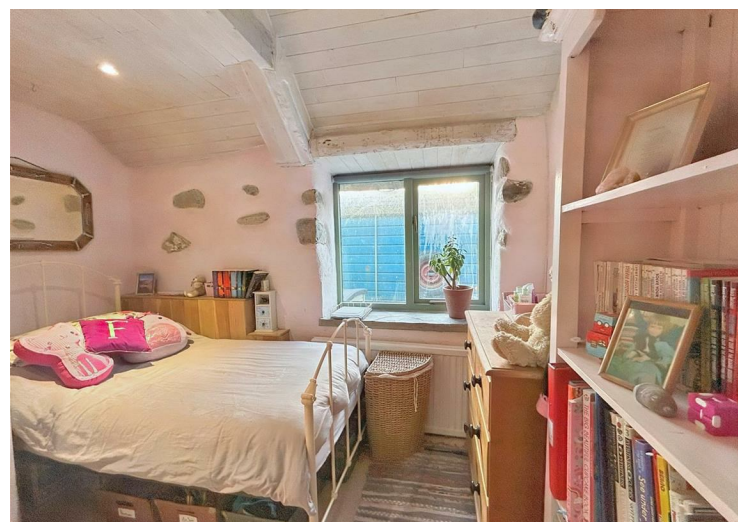
Ty Cennin Cottage was a former cow shed and was converted into a charming characterful detached cottage, with exposed stone features and wooden beams. The well-presented accommodation is set over one floor and comprises of a kitchen/diner with a pantry, lounge, three bedrooms, and a family bathroom.

Penlan Cottage is an attractive detached cottage that also boasts characterful features whilst at the same time offering a contemporary twist. The accommodation comprises of an open plan kitchen/diner/lounge with a multi-fuel log burner, utility room, sun room, cloakroom, family bathroom, and two double bedrooms, one with en-suite shower room.

Both properties benefit from oil central heating and double glazing.

Externally there is ample driveway parking for approximately 3/4 cars which leads to the two properties. The property benefits from approximately 4.93 acres of land which lends itself to a range of uses including paddock, growing vegetables, ponds and seating areas for alfresco dining to enjoy the countryside views. There is a detached studio and potting shed with its own power and lighting.

The village of Maenclochog is approximately 3 miles away, as is the village of Clarbeston Road, with its shop, pubs, and railway station. The county town of Haverfordwest is approximately 8.5 miles to the South East, with its range of amenities.



DIRECTIONS

From our Haverfordwest Office, head through the High Street and take your first right into Dark Street, continue onto Mariners Square, turn right onto Barn St/A487, go through 1 roundabout at Bridgend Square Roundabout, take the 2nd exit onto Sydney Rees A40 Branch Morrisons roundabout and take Cardigan exit. Fork right to Cardigan & straight across at roundabout. Fork right again as you enter Crundale and continue to Clarbeston Road. Turn left over railway bridge & continue for about 1 mile, turning left at brown road sign for Llysfran Country Park. Turn right at T-Junction and follow the road towards Maenclochog (don't turn right for N/Moat). The property can be found about half a mile along on left. What3Words: boils.floating.quantity

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