

Ground Floor
Approx 57 sq m / 618 sq ft



First Floor
Approx 45 sq m / 487 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.

Mains Electric Mains Water Private Drainage

HEATING: Oil Central Heating

TAX: Band 'E'

We would respectfully ask you to call our office before you view this property internally or externally

SSG/AMA/03/24DRAFT

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

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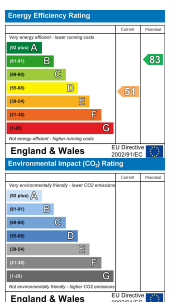


7 The Courtyard Llangwarren, Letterston, Pembrokeshire, SA62 5UL

- SEMI DETACHED BARN CONVERSION
- IDYLIC SEMI-RURAL LOCATION
- CHARACTER FEATURES
- DRIVEWAY PARKING
- OIL CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- WELL-PRESENTED
- LAWNED GARDEN
- SUNROOM
- EPC RATING: E

Offers In Excess Of £295,000

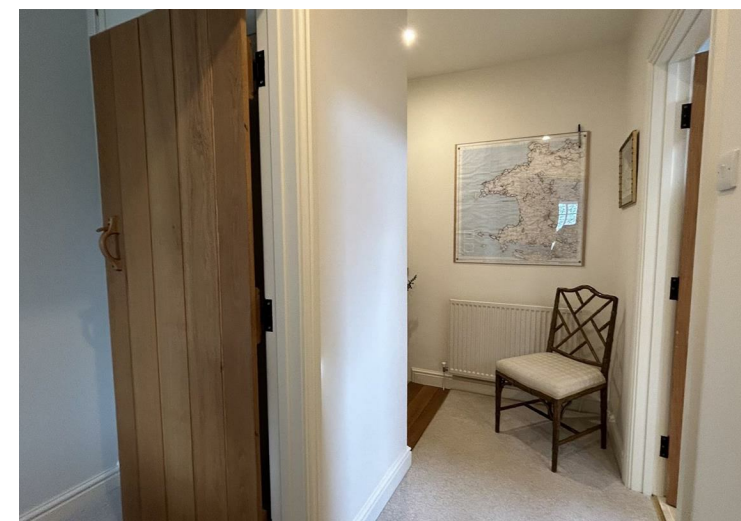
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The Agent that goes the Extra Mile





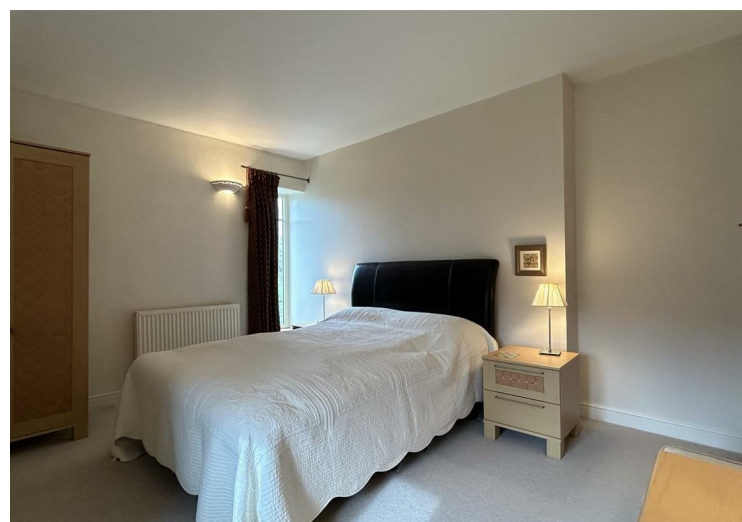
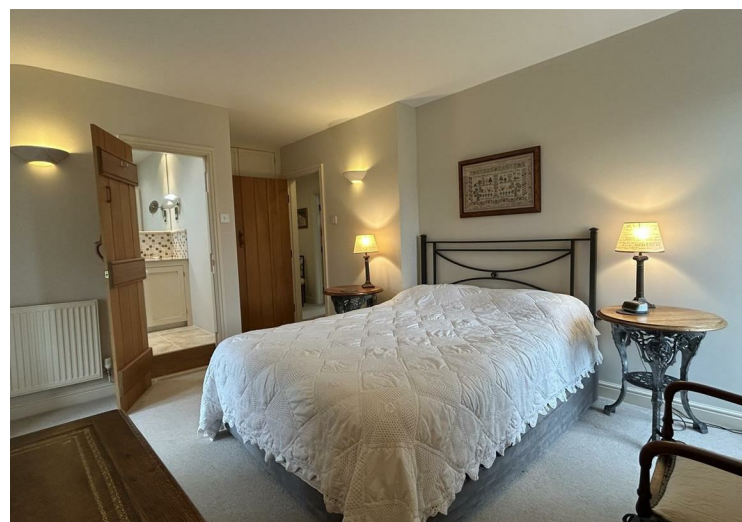
A well-presented, semi-detached barn conversion located in the pretty hamlet of Llangwarren and enjoying a semi-rural feel. The property is set within a cluster of similar properties, and situated between the villages of Mathry and Letterston, this beautiful property would make an ideal country residence.

The accommodation comprises an entrance hallway, and lounge with a log burner giving a cosy feel to the space, a kitchen fitted with a range of wall and base units with space for dining, and exposed ceiling beams. From the kitchen is a sun room which allows an additional space to relax and take in the views of the garden. A staircase leads up to the first floor which comprises a bathroom and two double bedrooms, one of which has an ensuite shower room.

Externally you arrive through the entrance into the gravelled drive, which offers parking for several cars. The semi-enclosed, walled garden is mainly laid to lawn with mature hedge borders and trees.

The property benefits from good internet speeds and we are advised high-speed broadband is available to the property.

Llangwarren is conveniently located within easy driving distance of the North Pembrokeshire Coastline, and the town of Fishguard, with all its amenities and facilities, together with the ferry terminal to Ireland. The Preseli Hills, popular with walkers, are also within easy reach, as is the County Town of Haverfordwest, with its mainline train station, hospital, library, leisure centre and swimming pool, supermarkets, retail parks, secondary schools, further education college etc. and access to the A40.



DIRECTIONS

From Haverfordwest take the A40 to Letterston. Proceed through the village and turn left just after the Paul Sartori shop. Continue on this road for approximately 1/4 of a mile and go straight over the crossroads. Go over a small river bridge and after a short distance, you will see the barns at the top of the hill on your right-hand side. Turn right into the barns at the signpost 'The Courtyard' go around past the first right entrance and no 7 can be found on your right. What3words: remains.stammer.than

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