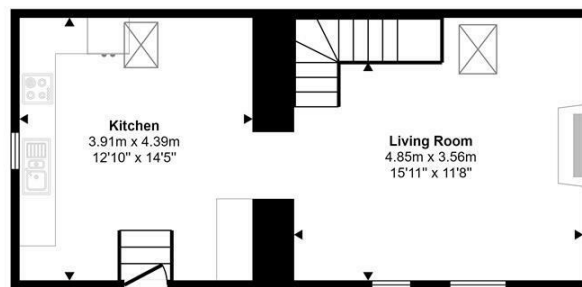
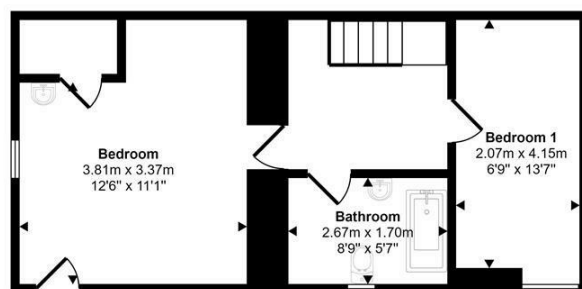


Approx Gross Internal Area  
83 sq m / 889 sq ft



Ground Floor  
Approx 41 sq m / 443 sq ft



First Floor  
Approx 41 sq m / 446 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: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property. property has Private Drainage, Mains Electric, Mains Water

HEATING: Electric Heating

TAX: Band D

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

CFH/AMA/05/24/DRAFT

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.

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

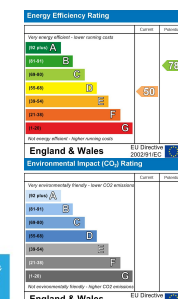
EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626



### Ty Moch Bach Castle Morris, Haverfordwest, Pembrokeshire, SA62 5EN

- Semi Detached Character Cottage
- Kitchen/ Dining room
- Countryside Views
- Off Road Parking
- Electric Heating
- Two Bedrooms
- Lounge
- Garden
- Double Glazing
- EPC E



Offers In The Region Of £260,000

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



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EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk) TELEPHONE: 01437 762626

**The Agent that goes the Extra Mile**





Ty Moch Bach, was originally an eighteenth century barn and has been converted into an upside-down character cottage. Situated close to the village of Castlemorris which sits on the edge of the National Park, this property makes an ideal rural location and enjoys views over the open farmland.

The accommodation comprises of two bedrooms and bathroom. First floor kitchen/dining room which has integrated appliances including a Bosch dishwasher , Neff slide and hide oven, living room with a Charnwood wood burner. Property benefits from electric night storage heating and double glazing.

Externally the cottage stands in its own well-kept gardens and is accessed by a private driveway with off road parking situated directly to the front of the cottage for two cars.

The little hamlet of Castle Morris lies mid way between the villages of Letterston and Mathry, and is less than 5 miles from the north Pembrokeshire coast at Abercastle. Letterston (3.5 miles) has a good range of amenities, including a primary school, public houses, butcher, convenience store and well known fish & chip restaurant, whilst the harbour town of Fishguard (7 miles) has a secondary school and wider range of shops, garages, supermarkets etc., as well as the ferry port to Ireland. The county town of Haverfordwest lies 10.7 miles to the south, and the lovely cathedral city of St Davids lies 11.5 miles to the west.



### DIRECTIONS

From Haverfordwest take the A40 Fishguard Road. On reaching Letterston, turn left at the crossroads, (St Davids Road), continue on this road until you reach Castlemorris and as you enter the village turn left at the crossroads. Drive up through the village, keep going past a farm on your right. Go through the pillars painted cream with "Penfeidr Cottages sign Follow the driveway - bear right and the cottage is the first on the right. What3words present.parsnips.shady

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