




## 2 Brynamlwg Mathry Hill, Mathry, Haverfordwest, Pembrokeshire, SA62 5HB


Nestled in the charming village of Mathry, this semi-detached house which was built in the 1950's, and been in the same family since, is in need of modernisation. The property enjoys countryside views from three aspects and sits in a plot of approximately 0.34 acres and would make an ideal family home.

The accommodation comprises of entrance hall, dining room, kitchen, lounge, conservatory and shower room. Upstairs three bedrooms and bathroom. Property benefits from oil central heating and double glazed.

Externally The grounds are mainly laid to lawn with mature trees and shrubs, there is a track to the side which gives vehicular access to the rear where there is a partially built garage.

- Semi-Detached Property
- Ideal Investment/Renovation Project
- Rear and Front Gardens
- Conservatory
- Oil Central Heating
- Three Bedrooms
- Countryside Views
- Parking to Rear
- Double Glazed
- EPC TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Auction Guide £230,000**

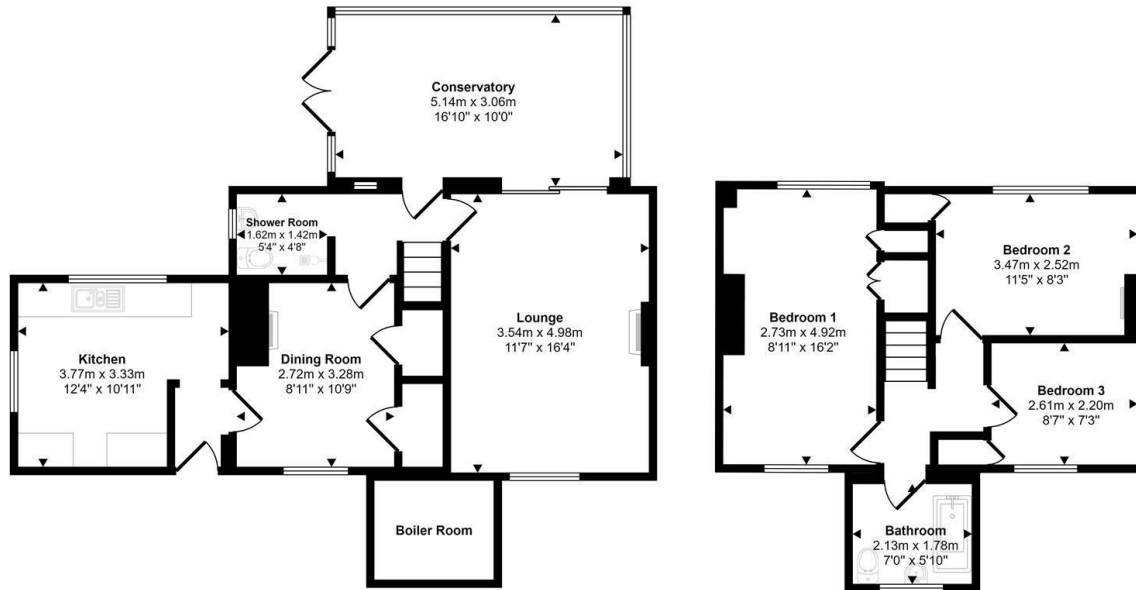
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London

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**The Agent that goes the Extra Mile**

Approx Gross Internal Area  
110 sq m / 1188 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 Mains Drainage, Mains Electric, Mains Water

**HEATING:** Oil Central Heating

**TAX:** Band D

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

SSG/CPS/06/24/DRAFT

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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