

Floorplan

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: Leasehold with Share of 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: Electric Heating

TAX: No Banding as on Business Rates

Leasehold with a Share of the freehold

150 yrs starting 04.12.2006

Ground Rent £20 PA

Annual Service Charge £1080

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

JETH//06/CPS24/DRAFT

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

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

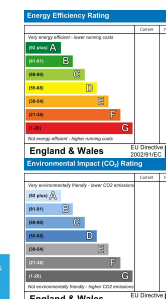


Ty Pren, 5 Felindre Lodges Llanrhian, Haverfordwest, Pembrokeshire, SA62 5BH

- Holiday Chalet
- Two Bathrooms
- Close to Coast
- Communal Gardens
- Electric Heating
- Three Bedrooms
- Decked Veranda
- Driveway Parking
- Double Glazed
- EPC TBC

Offers In Excess Of £205,000

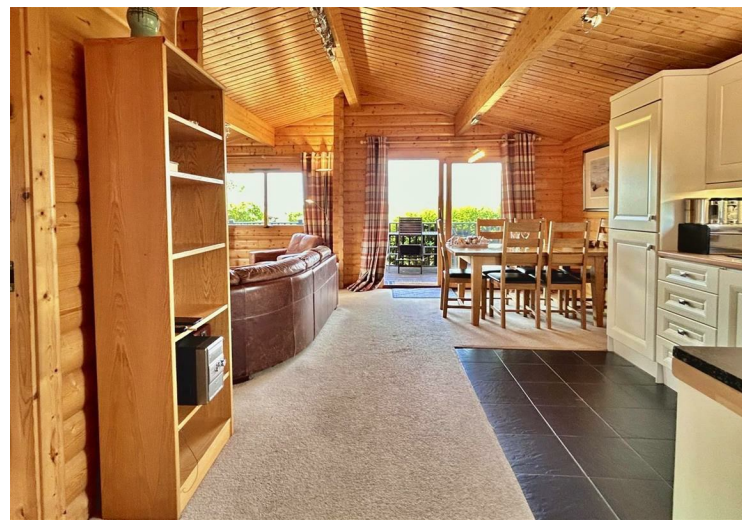
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The Agent that goes the Extra Mile





An opportunity to purchase a well presented timber lodge, set in a site of 18 in approximately 4 acres of landscaped surroundings, within walking distance of the picturesque fishing village of Porthgain and the spectacular Traethllyfn beach.

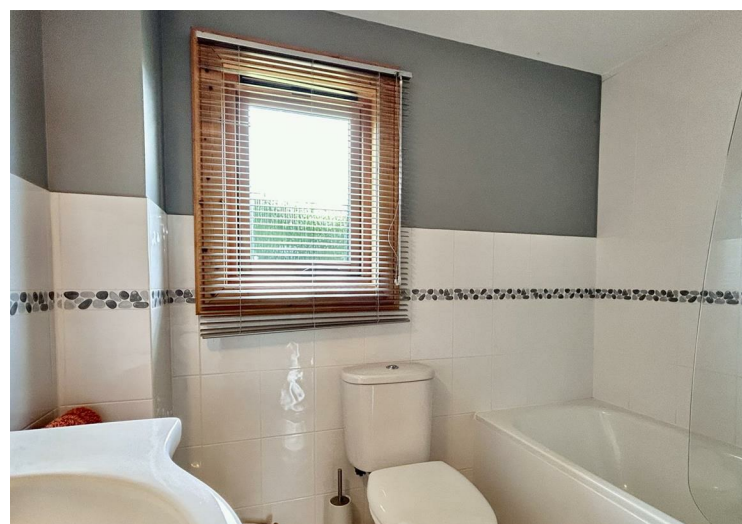
The accommodation comprises a hallway, open plan living area and kitchen, three bedrooms, family bathroom and WC, The property benefits from double glazing and electric heating.

Externally the property offers decking and a veranda, with the rear providing a lovely place to sit out and enjoy the countryside views. To the side is a gravelled area for parking for multiple cars.

The lodge can only be used as a holiday home and can either be enjoyed privately or commercially as the present owners do.

St Davids is a popular Cathedral City situated on the North Pembrokeshire Coastline, some 15 miles North West of the County Town of Haverfordwest. Renowned for its Cathedral and Bishops Palace, St Davids has the benefit of numerous amenities and facilities which briefly include Secondary and Primary Schools, Chapels, Banks, Doctors and Dentist surgeries, Public Houses, Restaurants, Hotels, Art Galleries, Gift Shops and a Supermarket etc.

Renowned as Britain's smallest city, at the heart of which stands the historic Cathedral and ruined Bishops Palace, St Davids is a vibrant coastal community, situated on the most westerly tip of Wales. Lying within the Pembrokeshire Coast National Park, St Davids is a focal point on one of the most spectacular and unspoilt coastlines in the country, famous for the coastal path, with an abundance of wildlife.



DIRECTIONS

From the Haverfordwest Office take the B4330 and follow for approximately 10 miles until you reach the village of Croesgoch. At the crossroads go straight ahead until you reach another crossroads, go across and take the immediate right turn. What3words passions.clasping.behave See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.