

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.  
TAX: Band C

LG/ESL/04/23/04/23/DRAFT

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

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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

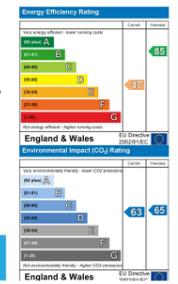


**Ty Bet Llandeloy, Nr Solva, Pembrokeshire, SA62 6LJ**

- Traditional Welsh Cottage
- Exposed Beams and Stone Work
- Holiday Let Potential
- Sun Room To Rear
- Quaint Village Location
- Two Double Bedrooms
- Full of Character and Charm
- Open Plan Living Area With Woodburner
- Patio Garden With Shed
- EPC Rating: E

**Offers In Excess Of £235,000**

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





A most charming, traditional Welsh stone cottage, set in the rural village of Llandeloy, not far from the beautiful sandy beach at Newgale. Ty Bet offers great investment opportunity and business potential, would make a successful holiday let or long term let, set in a tranquil countryside setting, whilst being so close to the coast. Quaint and full of character, the layout of the property briefly comprises; hallway, downstairs double bedroom, family bathroom, modern, fitted, country style kitchen with a selection of contemporary wall and base units and complimentary work surfaces, and a dining area. On the first floor is an open plan living area with wood-burning stove, and a further double bedroom with wardrobe space. The property is in an excellent decorative order, with electric heating and double glazing.

Externally, A grass lane to the side of the adjacent cottage leads to a timber gate, which gives access to a graveled area, and timber shed, and a step up to the paved patio seating area (directly to the rear of the dining/sun lounge).

With the added appeal of No Onward Chain, and to be sold furnished - this cottage must be viewed in order to fully appreciate.

Llandeloy is a small rural village, situated in the heart of the Pembrokeshire Coast National Park, which offers wonderful opportunities for boating or 'bucket and spade' enthusiasts as well as walkers. The long sandy beach of Newgale is approx 4 miles away, as is the harbour village of Solva, with its restaurants, cafes, public houses, shops etc. St Davids is approx 7 miles away, with its famous Cathedral, Bishops Palace, and a good range of amenities including restaurants, galleries, shops, supermarket, chemist, doctors and dentists surgeries etc.



**Lounge**

**Dining Room**

**Bedroom One**

**Kitchen**

**Bathroom**

**Bedroom Two**



**DIRECTIONS**

From Haverfordwest, take the A487 towards St Davids. Pass through Newgale and up the hill to Penycwm. Take the 2nd turning right and drive for approx 1 mile, then turn left and left again after another mile. The property will be found in the centre of the village on the left hand side From Fishguard, take the A487 towards St Davids, and turn left at Mathry where signposted for Llandeloy, past Mabws Bridge Caravan Park, straight over the next junction. At the next junction briefly join the B4330, then turn continue straight ahead where the road bends sharply to the left. Continue for just over 1 mile, then turn right toward Llandeloy. What3 Words: purest.domain.dusted



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