

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 E

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

ADD/AMA/07/24/Draft

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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

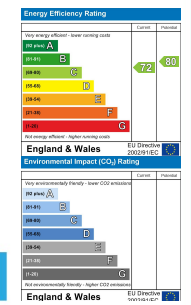
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

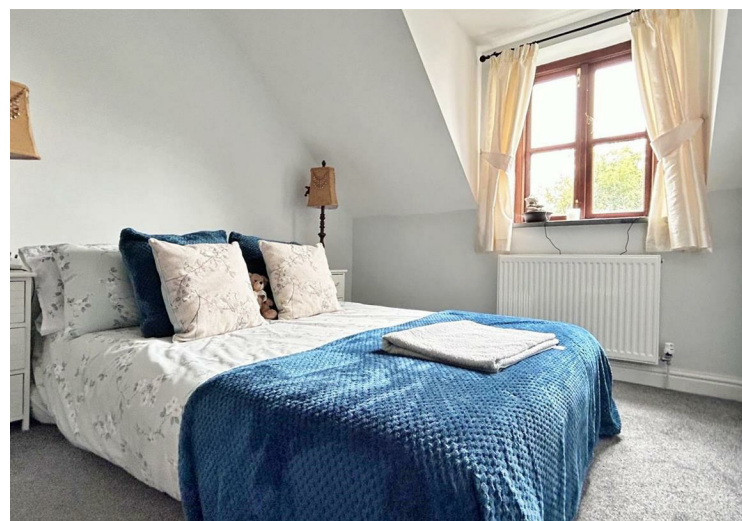
Bwthyn Onnen Mathry, Pembrokeshire, SA62 5HB

- Detached House
- Beautifully Presented
- Panoramic Countryside Views
- Village Location
- Oil Central Heating and Double Glazed
- Three Bedrooms with Unique Design Features
- Kitchen/Dining Room
- Garden and Summer House
- Off Road Parking
- EPC: C

Price £430,000

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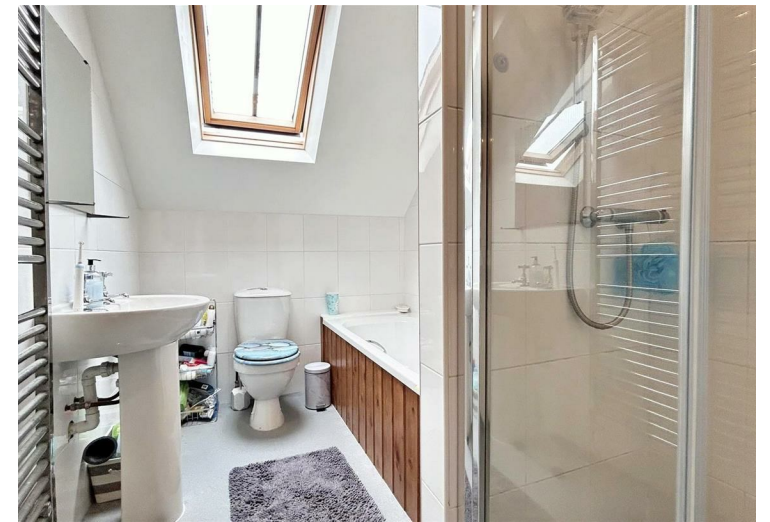


This beautifully presented property with stunning and unique design features is situated in the charming village of Mathry and has spectacular countryside views from the rear of the house.

The accommodation briefly comprises: hallway, kitchen/dining room with doors out to the patio, lounge with striking vaulted ceiling and multi-fuel-burning stove, utility room including separate wet room and a WC. First floor a galleried landing leads to a modern bathroom and three double bedrooms, one of which has a spectacular gable end window with views over the patchwork fields of the Pembrokeshire countryside. Property benefits from oil central heating and double glazing,

Externally the property is gated to the fore and accessed via a graveled driveway, offering off-road parking for approximately four cars. There is an enclosed rear garden, mainly laid to lawn and with a pretty summer house which enjoys the most wonderful panoramic countryside views.

Mathry is a popular village situated some 2.5 miles from the North Pembrokeshire coastline at Abercastle, 8 miles from the Cathedral City of St Davids, and 5 miles from the harbour and ferry port of Fishguard, on the North Pembrokeshire coast. The village has a tea room, church, and public house, with wider facilities available in St Davids, Fishguard, and the county town of Haverfordwest, some 14 miles to the south. See our website www.westwalesproperties.co.uk for our own TV Channel.



DIRECTIONS

From Haverfordwest take the A40 in the direction of Fishguard. When you reach the village of Letterston take the left hand turn onto the B4331, and continue until you meet the T Junction for the A487. Turn left here and then take the next right-hand turn to Mathry. Follow the road up the hill, where you will find Bwthyn Onnen on the left hand side [What3words soda.huddling.venue](http://What3words.soda.huddling.venue)

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