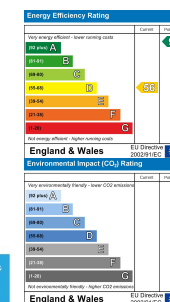


**Penlan Cottage Llysyfran, Clarbeston Road, Pembrokeshire, SA63 4RU**

- Two Bedroom Cottage
- Oil Central Heating
- Sun Room
- Shared Driveway
- Close To Reservoir
- Open Plan Lounge/Diner
- Immaculately Presented
- EPC: D

**Offers Around £295,000**

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



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: F

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

CFH/AMA/08/24/OK E/L

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,

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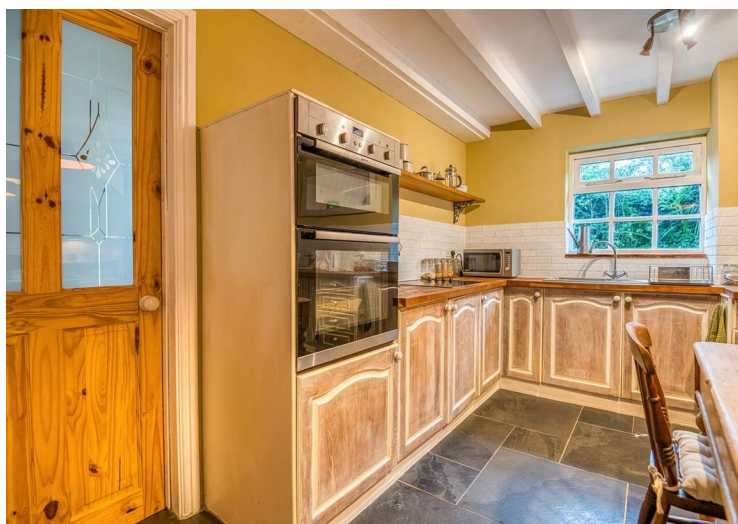
Located on the edge of a rural hamlet 0.9 miles from Llys-y Fran famous Reservoir and its countryside walks. The opportunity has arisen to purchase a detached cottage. Penlan Cottage is an attractive detached cottage that also boasts characterful features whilst at the same time offering a contemporary twist.

The accommodation comprises of an open plan kitchen/diner/lounge with a multi-fuel log burner, utility room, sun room, cloakroom, family bathroom, and two double bedrooms, one with en-suite shower room.

Externally there is ample driveway parking for approximately 2 cars.

Viewings are strongly recommended to experience the full potential this property has to offer.

The village of Maenclochog is approximately 3 miles away, as is the village of Clarbestedn Road, with its shop, pubs, and railway station. The county town of Haverfordwest is approximately 8.5 miles to the South East, with its range of amenities.



### DIRECTIONS

From our Haverfordwest Office, head through the High Street and take your first right into Dark Street, continue onto Mariners Square, turn right onto Barn St/A487, go through 1 roundabout at Bridgend Square Roundabout, take the 2nd exit onto Sydney Rees A40 Branch Morrisons roundabout and take Cardigan exit. Fork right to Cardigan & straight across at roundabout. Fork right again as you enter Crundale and continue to Clarbestedn Road. Turn left over railway bridge & continue for about 1 mile, turning left at brown road sign for Llysfran Country Park. Turn right at T-Junction and follow the road towards Maenclochog (don't turn right for N/Moat). The property can be found about half a mile along on left. What3Words: boils.floating.quantity

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