

Outbuilding  
Approx 67 sq m / 726 sq ft

Denotes head height below 1.5m

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: F

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

CFH/AMA/08/24/OK EJL

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

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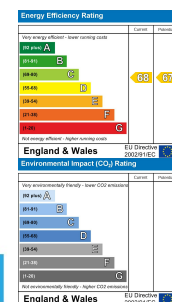


### Ty Cennin Llysyfran, Clarbeston Road, Pembrokeshire, SA63 4RU

- Detached Cottage
- Close To Reservoir
- Character Property
- EPC: D
- Three Bedrooms
- Approx 4.98 Acres
- Rural Property

£310,000

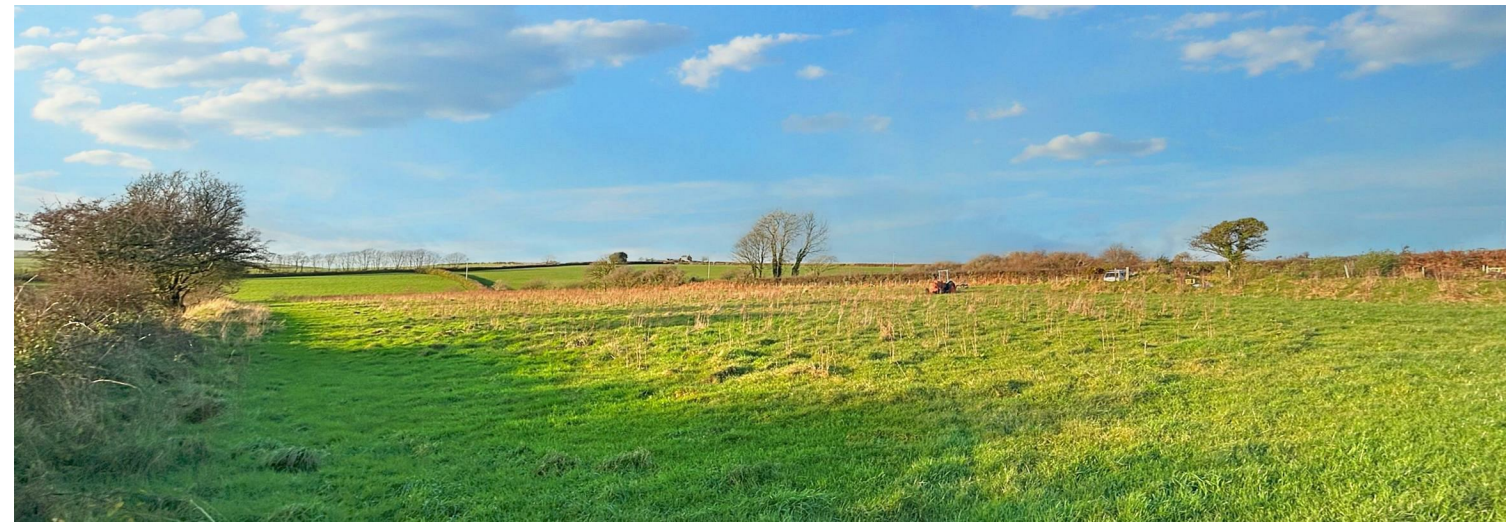
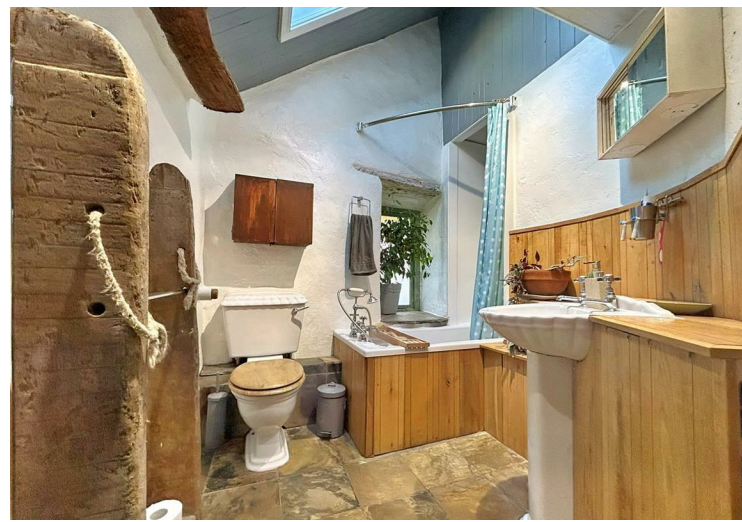
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**The Agent that goes the Extra Mile**





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 characterful cottage situated in approximately 4.93 acres of land with ponds and gardens.

This property has so much to offer and allow the new owners to create their dream, whether you are looking for a single dwelling or multi-generational living or a home where you can have investment potential with holiday letting (subject to the necessary permissions). Ty Cennin Cottage was a former cow shed and was converted into a charming characterful detached cottage, with exposed stone features and wooden beams.

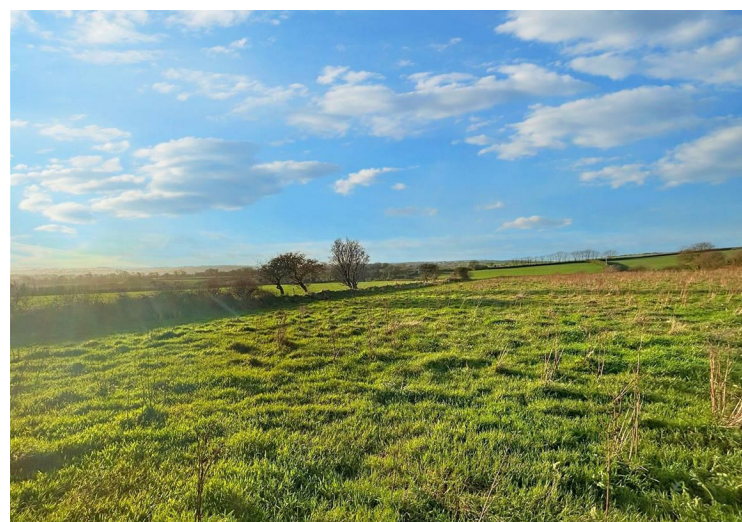
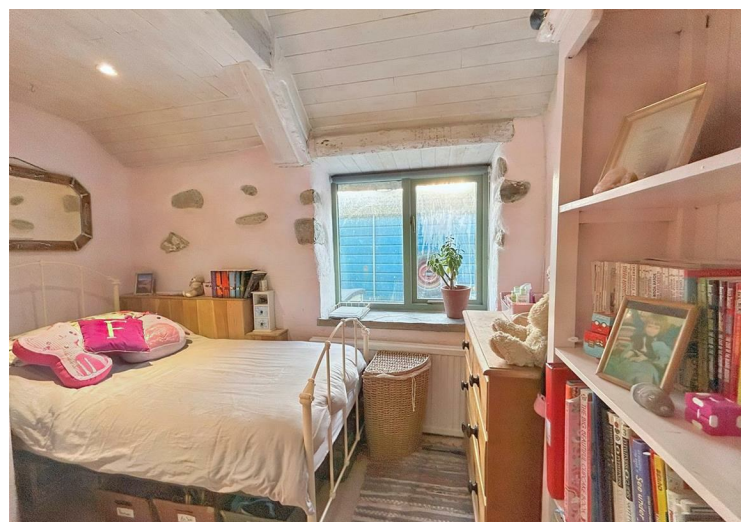
The well-presented accommodation is set over one floor and comprises of a kitchen/diner with a pantry, lounge, three bedrooms, and a family bathroom.

Early viewing is essential to fully appreciate these properties and the opportunity of the lifestyle change they have to offer.

The Property benefits from oil central heating and double glazing.

Externally there is ample driveway parking for approximately 3/4 cars which leads to the two properties. The property benefits from approximately 4.93 acres of land which lends itself to a range of uses including paddock, growing vegetables, ponds and seating areas for alfresco dining to enjoy the countryside views. There is a detached studio and potting shed with its own power and lighting.

The village of Maenclochog is approximately 3 miles away, as is the village of Clarboston 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 Clarboston Road. Turn left over railway bridge & continue for about 1 mile, turning left at brown road sign for Llysyfran 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.