



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 Private Drainage (Cesspitt) The cesspit for house drainage is located in the field below the house, with a certain acreage of this field included in the sale. 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

CFH/AMA/07/24/ok

FACEBOOK & TWITTER

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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.

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

12 Victoria Place, SA61 2LP

EMAIL: auction@westwalesproperties.co.uk

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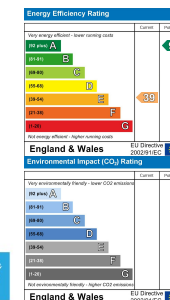


Trewallter Farm Mathry, Haverfordwest, Pembrokeshire, SA62 5JQ

- For Sale By Auction
- Farmhouse
- Various Outbuildings for Conversion (STPP)
- Double Glazed
- Private Drainage
- Approx 1.73 Acres
- Countryside and Sea Views
- Renovation Opportunity
- Oil Central Heating
- EPC: E

By Auction £459,000

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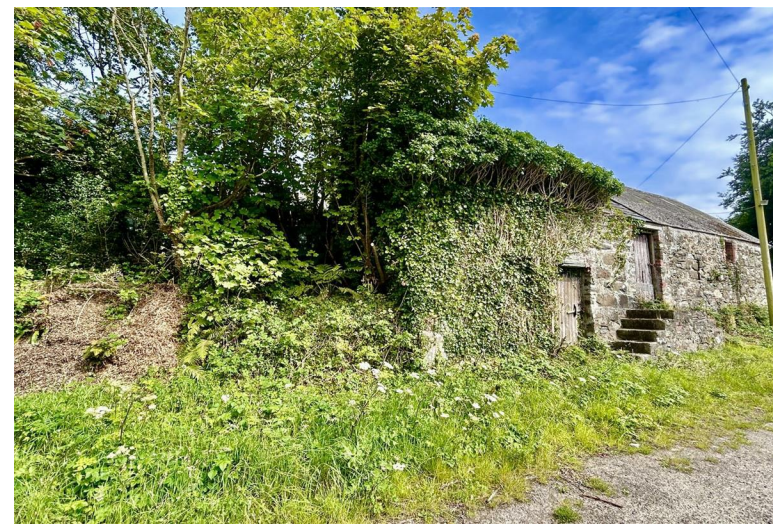


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The Agent that goes the Extra Mile





*** COMING SOON TO AUCTION - Date to be announced ***

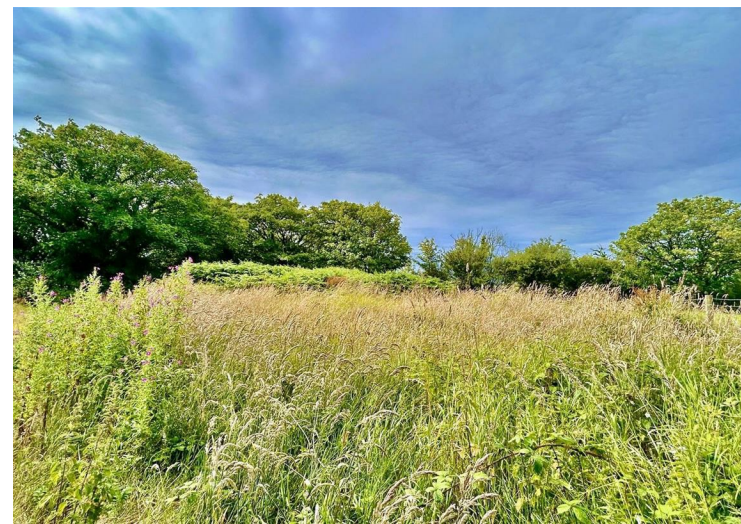
An exceptional opportunity to purchase a detached farmhouse suitable for renovation. Access to the property is via a 250-yard drive off the main A487 Road. The house benefits from delightful coastal sea views and surroundings.

The accommodation comprises a front porch, hallway, kitchen, dining room, living room, utility, shower room, and rear porch. Stairs lead to three bedrooms and a family bathroom. The property benefits from oil central heating and double glazing.

There are three stone-built barns with a large concrete-floored block-built shed adjacent to a generous piece of land with an extra parking area with potential for conversion. There are numerous possibilities for residential or holiday accommodation, subject to obtaining planning consent. There is lapsed planning but plans are available by request for resubmission if desired. The property offers countryside and distant sea views and is on a plot of approximately 1.73 acres.

Properties of this kind are rare and should not be overlooked!

Square and Compass is a hamlet located on the picturesque North Pembrokeshire coastline, between the villages of Mathry and Croesgoch. Within walking distance, there is a petrol station with a grocery store and the village public house. Fishguard, a charming town, is approximately 8 miles away, offering a selection of local shops, cafes, and galleries. St. Davids, the smallest city in Great Britain, is also around 8 miles away and boasts the impressive Cathedral and Bishops Palace, along with a wide variety of restaurants, shops, and facilities."



DIRECTIONS

DRAFT 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. The property is approached over a 250 yard drive in off the Main A487 Road . What3Words:What3Words: slides.ripen.thumps

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