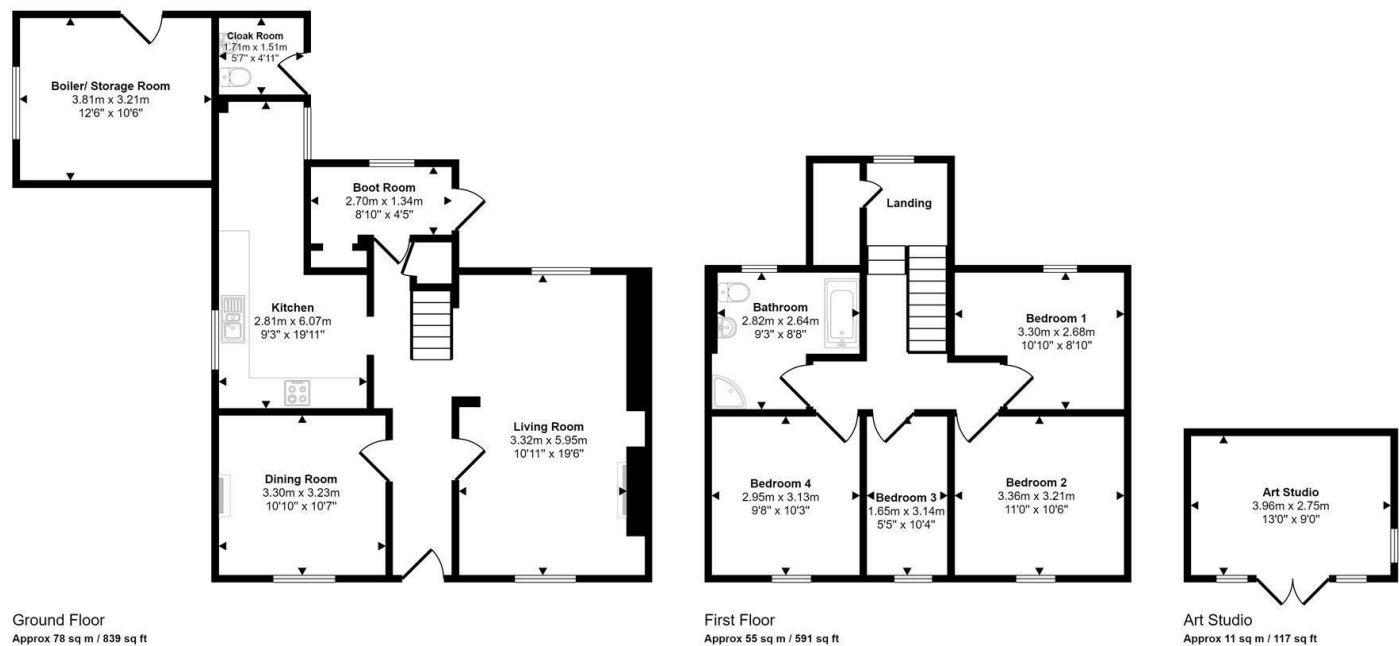


Approx Gross Internal Area  
144 sq m / 1547 sq ft



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. Mains Water, Mains Drainage, Mains Electric.

HEATING: Oil Central Heating

TAX: Band D

ADD/AMA/09/24/OK EIL

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ VWWProps

<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, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626

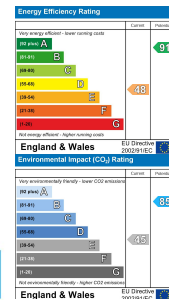


## Pencerrig Mathry, Pembrokeshire, SA62 5HB

- Attractive Detached House
- Four Bedrooms
- Lawned Garden to Rear
- Off Road Parking
- 2 Miles from the Beach
- Beautifully Presented
- Popular Rural Village Location
- Countryside Views
- Oil Central Heating and Double Glazing
- EPC Rating: E

**Offers In The Region Of £435,000**

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



12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk) TELEPHONE: 01437 762626

**The Agent that goes the Extra Mile**







Pencerrig was built in 1896 by Master Mariner, James Lewis, after returning from sea. The land was purchased from the then Landlord of the Farmers Arms William Williams and is nestled in the heart of the idyllic rural village of Mathry, from the rear the property enjoys far reaching views over the countryside to the Preseli Hills. A copy of Pencerrig's original deeds is framed in the dining room as shown in the picture.

The accommodation briefly comprises of hallway with laminate flooring, lounge with feature fireplace and log burner, dining Room with open fireplace, modern kitchen/breakfast room and a boot room. First floor four bedrooms, bathroom with freestanding bath and separate shower cubicle and a heated storage cupboard.

Externally, the property is approached via a cottage style gate through to the composite front door. To the front and side of the property there are pretty, enclosed lawned gardens. The rear garden, being south westerly facing is mainly laid to lawn with well established trees and borders, vegetable plot, attractive seating area, heated WC, boiler room/utility room and art studio/workshop

Mathry is a popular village situated just over 2 miles from the North Pembrokeshire coastline at Abercastle and Abermawr, 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 shop, church, public house, with wider facilities available in St Davids, Fishguard and the county town of Haverfordwest, some 14 miles to the south.



### 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 the property on the left hand side. What3words jaundice.hobbit.twisty

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