

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. Mains Water

HEATING: Oil Central Heating

TAX: Band D

CFH/AMA/09/24/TakeOk

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

<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

TELEPHONE: 01437 762626

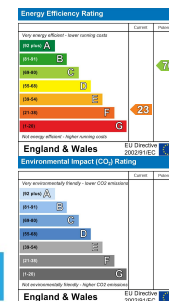


Lower House Cottage Mathry, Haverfordwest, Pembrokeshire, SA62 5EY

- Charming Period Stone Cottage
- Three Bedrooms
- Exposed Beams
- Front and rear Garden
- Oil Central Heating
- Beautifully Presented
- Two Bathrooms
- Inglenock Fireplace
- Double Glazing
- EPC: F

Price £375,000

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



12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

The Agent that goes the Extra Mile





This charming stone cottage that incorporates a blend of traditional character and modern comforts. Set in the pretty coastal hamlet of Mathry, the property is located adjacent to the Village Green.

This cottage has been sympathetically updated by the present owners. It features a spacious, character-filled living and dining room area with feature stone walls and wooden flooring, and an impressive inglenook fireplace with wood burning stove which creates a warm and inviting atmosphere. The cottage also benefits from double glazing and oil central heating.

Inside, the cottage on the ground floor is a modern well equipped kitchen and separate utility room, shower room and w/c. As well as bedroom 3/study and downstairs bathroom. A wooden staircase leads to the first floor with spacious landing area and two further bedrooms are situated.

At the front of the cottage a wrought iron gate which leads to a pretty cottage garden with views towards the village green enclosed by a traditional stone wall with a pathway, lawn area and flowers and shrubs borders adding to its picturesque charm. A low maintenance enclosed rear garden with path leading to a storage shed which also offers a perfect setting for relaxing and enjoying the outdoors.

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.



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, before go get to the green take a left and the property can be found on the left handside. What3Words [///handbook.beaten.touchy](https://www.what3words.com/handbook/beaten.touchy)

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