

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, Mains Electric, Mains Water
HEATING: Oil
TAX: E

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

JETH/ESL/03/25/DRAFT

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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.

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

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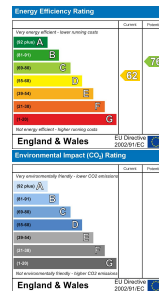


Swn-Y-Don Tregwynt, Castle Morris, Haverfordwest, Pembrokeshire, SA62 5UX

- Detached Dormer Bungalow
- Two En-Suites
- Beautiful Coastal Setting
- Two Conservatories
- Privately Owned Solar Panels
- Four Double Bedrooms
- Set In a 1 Acre Garden Aside A Stream
- Ample Off Road Parking
- Workshop And Carport
- EPC Rating: D

Offers Around £675,000

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We Say...

Welcome to Swn-Y-Don, a very well maintained detached dormer bungalow located in a beautiful setting, surrounded by woodlands and approximately 0.6 miles away from the coastline at Abermawr. The property is set within 1 acre of delightful gardens. The layout of the property briefly comprises of an open plan Living/Dining area, Kitchen/Breakfast Room, Utility Room,. Two Conservatories, Cloakroom, Shower Room, Bathroom and Four Double Bedrooms (Two Boasting En-Suites). The property is in a good decorative order with ample storage space, served by oil fired central heating and double glazing. Privately owned solar panels provide the benefits of reduced energy bills.

Externally, the expansive gardens, making it a dream property for gardening enthusiasts. The generous outdoor space offers a variety of potential for landscaping, planting, and cultivation. With ample room for vegetable beds, flower borders, or even a greenhouse, the grounds provide endless possibilities. The garden features a combination of open areas and shaded spots, perfect for growing a wide range of plants throughout the seasons. There is ample off road parking with a car port and workshop providing convenient storage for tools and equipment. The pretty boundary stream with waterfalls runs alongside the patio area and is overlooked from the conservatories, making it the most idyllic setting to while away an afternoon. Located in a peaceful area this property is an ideal choice for anyone looking to create their own green haven.

This is a must see property, viewing is highly recommended!

The property is set on the north coast of the St Davids peninsula, close to Abermawr and Aberbach beaches, and the wonderful Pembrokeshire Coast path, a level walk along a country lane. The Pembrokeshire Coast National Park is one of the most spectacular and unspoilt coastlines in the country, and is home to an abundance of wildlife on sea and land, and wild flowers.

St Davids, renowned as Britain's smallest city, at the heart of which stands the historic Cathedral and ruined Bishops Palace, is 12 miles to the south west. St Davids is a vibrant coastal community, situated on the most westerly tip of Wales, and has the benefit of numerous amenities and facilities which briefly include Secondary and Primary Schools, Chapels, Pubs and Restaurants, Hotels, Art Galleries, Gift Shops, Supermarket, Doctors and Dentists surgeries, Pharmacy etc.

The town of Fishguard, with its Irish ferry port is 5 miles to the north west, and the county town of Haverfordwest approximately 15 miles away.

The Peninsula has many other beaches and coves such as Abercastle, Abereiddy, Traeth Llyfn Caerfai Porthclais, Solva and of course the beautiful sandy expanses of Newgale and Whitesands, with its prestigious European Blue Flag Award.

There is a huge range of sporting activities available throughout Pembrokeshire, including Fishing (sea fishing for bass and mackerel, river fishing on the nearby Cleddau River and reservoir fishing at Llys y Fran), Golf (with 18 hole golf courses at Haverfordwest and Newport and a 9 hole courses at Priskilly Forest and St Davids), horse-riding, surfing, kayaking and coasteering to mention but a few!



DIRECTIONS

From the Haverfordwest office take the B4331 and follow for approximately 10 miles to the village of Castlemorris. At the junction turn right and follow the lane to Llangloffan to then take the left hand forn, following the lane to reach the A487. Go straight across here and continue along the land towards Abermawr, go over a small stone bridge and then take the right hand turn, where the property will be found on the right hand side. What3Words: ///lunge.slim.trombone



LOCATION AERIAL VIEW



