

Floorplan

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked for any services or installations of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

HEATING: Oil

TAX: D

CFH/ESL/02/25/OK EUL

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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.

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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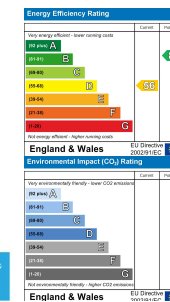


Eithinog 7 Ffordd Y Felin, Trefin, Pembrokeshire, SA62 5AX

- Charming Detached Cottage
- Two Double Bedrooms
- Lounge/Dining Room
- Well Tended Rear Garden
- Oil Central Heating
- Coastal Village Location
- Beautifully Presented
- Log Burner
- Double Glazing
- EPC Rating D

Price £270,000

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The Agent that goes the Extra Mile



Welcome to Eithinog, 7 Ffordd Y Felin, a charming detached cottage located in the sought after coastal village of Trefin. This pretty cottage is beautifully presented with a neutral decoration and modern kitchen and shower room. The layout of the property comprises of an open plan lounge/dining room with a wood-burning stove and double aspect windows, kitchen, two bedrooms and a shower room. The property is served by double glazing and oil fired central heating.

Externally, a pretty garden to the rear is mostly laid to lawn with a gravel seating area and detached workshop offering handy work/storage space. To the front of the property is on street parking and a pretty outlook into the village centre. The cottage is situated a short distance from Pembrokeshire Coast National Path and a leisurely walk through the village will lead you to the small beach on the outskirts of the village called Aberfelin!

Benefitting from no onward chain, viewing is highly recommended!

The village of Trefin, with its Public House and Galleries, is situated close to the North Pembrokeshire coast, midway between the ferry port of Fishguard and the Cathedral City of St Davids. Trefin is on the main Fishguard–St Davids bus route with additional summer services. The local school Croesgoch CP School. This popular village sits within the stunning scenery of the Pembrokeshire Coast National Park - a 'mecca' for holiday makers!

The coastal path offers lovely walks, and the rocky coves of Abercastle, Aberfelin and Aberiddy are all within easy reach, whilst the sandy beaches of Traeth Llyfn and Whitesands are within 10 - 15 minutes' driving distance. The Strumble Shuttle bus service passes through the village 3 times a day during the summer months. The nearest bus stop is only a mile away at Square and Compass.



DIRECTIONS

From Haverfordwest take the A40 towards Fishguard. When you reach Letterston take the B4331 in the direction of Mathry. At the T Junction turn left onto the A487. When you reach Square & Compass take the right-hand turn to Trefin. Carry on until you reach the village, in centre of village you will find number 7 on the left-hand side. What3Words: toggle.negotiators.conned

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