

Floorplan

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 Mains Drainage, Mains Electric, Mains Water

HEATING: LPG gas

TAX: C

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

CFH/ESL/03/25/OK EJJ

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, Haverfordwest, Pembrokeshire, SA61 2LP

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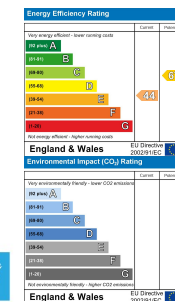


## 1 Heol Crwys, Trefin, Haverfordwest, Pembrokeshire, SA62 5AF

- Local Occupancy Restriction
- Beautifully Presented and Modernised
- Kitchen and Utility Room
- Summerhouse/Workshop
- LPG Gas Central Heating & Double Glazed
- Semi-Detached Bungalow
- Two Double Bedrooms
- Low Maintenance Garden with Patio
- Picturesque Coastal Location
- EPC Rating: E

Price £240,000

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*The Agent that goes the Extra Mile*







**\*\*LOCAL RESTRICTIVE COVENANT\*\*** A beautifully presented semi detached two bedroom bungalow, situated a cul de sac location in the picturesque coastal location of Trefin and a short walk to Wales Coastal Path. The property has been updated and modernised internally and externally by the current owners.

The accommodation comprises of Hall, Lounge with Log Burner, Kitchen / Dining Room, and separate Utility Room, Bathroom and Two Double Bedrooms. With a low maintenance front, rear and side garden with patio, flowering shrubs, patio and summerhouse /workshop. Opposite there is nearby on street parking. The property benefits from LPG gas central heating, double glazing and roof / loft insulation.

This comfortable home would make an excellent first time purchase, downsize or retirement property, it is a must view!

Situated in the popular village of Trefin, sits within the stunning scenery of the Pembrokeshire Coast National Park. The coastal path offers lovely walks, and the rocky coves of Abercastle, Aberfelin and Abereddy are all within easy reach. Whilst the sandy beaches of Traeth Llyfn and Whitesands are within 10 - 15 minutes' driving distance. Trefin is a charming historic village which sits between the market town and Ferry port of Fishguard (10 miles) and the cathedral city of St. Davids (7 miles). There is a local bus service with additional of the Strumble Shuttle summer bus services passing through the village. The village benefits from a public house, village hall and has many community led groups and a hostel. There is a nearby Convenience Store / Petrol Station at Square and Compass as well as the local Croesgoch CP School and several churches.



**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 the Square & Compass take the right-hand turn to Trefin. Carry on until you reach the village, in the centre of village you will find number 1 on the right-hand side. What3Words: collides.rectangular.wedge

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