

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 Electric, Mains Water, Mains drainage.
HEATING: Oil
TAX: Band G

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

IRK/ESL/08/25/OK EJL
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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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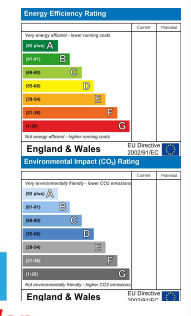


Mesur-y-Dorth Croesgoch, Haverfordwest, Pembrokeshire, SA62 5JN

- Detached House
- Three Bathrooms
- Off Road Parking for Five Cars
- Countryside And Sea Views
- Oil Fired Central Heating
- Five Bedrooms
- Three Reception Rooms
- Front And Rear Gardens
- 1970's Character And Charm
- EPC Rating: TBC

£350,000

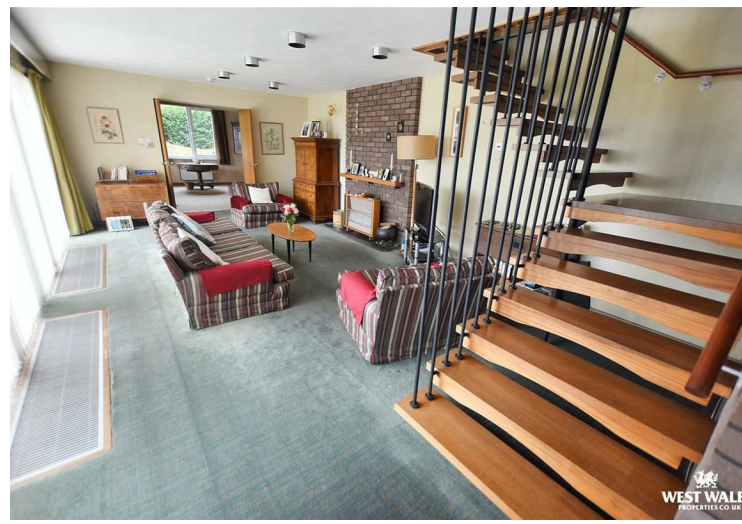
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The Agent that goes the Extra Mile





Welcome to Mesur y Dorth. This detached house is located on the periphery of Croesgoch, close to the UK's smallest City - St Davids, and a convenient distance from the coast. The house was created as a substantial family home in the 60's from a set of farm cottages and extended in the late 70's. It retains its retro charm to this day.

The layout of the property briefly comprises of an entrance hall, kitchen, three reception rooms (one with a working fireplace), and shower room with space for utility appliances on the ground floor. On the first floor is an open landing leading through to five bedrooms and two bathrooms. The property is served by double glazing and oil fired central heating, and would benefit from some modernisation internally. Countryside and sea views can be enjoyed from the front facing bedrooms, in the direction of nearby Abereddy - home to the world famous Blue Lagoon.

Externally, there is a driveway providing ample off road parking, and a low maintenance lawned garden to the front and rear of the property, served by a garden shed. To the South, a neighbouring field provides a pretty rural outlook.

The property was originally used as a guest house and has enough space to serve as an exciting business venture, or would suit any dynamic as a family home. With the further appeal of no onward chain, this property must be viewed to fully appreciate!

Croesgoch is a rural village situated mid-way between the Cathedral City of St Davids and the harbour town of Fishguard, with its amenities ferry terminal and public transport links. Croesgoch is approximately 11 miles from the county town of Haverfordwest. Surrounded by the beautiful Pembrokeshire countryside, the property is within easy reach of the coast at Porthgain, and the beautiful Whitesands beach, with Solva and Newgale further to the South.



DIRECTIONS

From the Haverfordwest office, take the B4330 out of town and follow for approximately 14 miles until you reach the village of Croesgoch. At the T junction where the road meets the A487, turn right and follow the road for a short distance, where you will find Mesur Y Dorth on the right hand side. [What3Words:///roofs.clinked.acclaimed](https://www.what3words.com/roofs.clinked.acclaimed)

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