



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.

TENURE: Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
Property has Mains Electric, Mains Water, Private Drainage  
HEATING: Oil  
TAX: Band TBC

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

CFH/ESL/09/25/OK EIL

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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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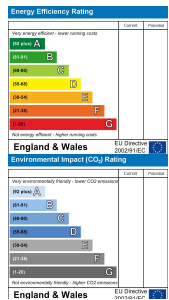


## Mill Cottage Abercastle, Haverfordwest, Pembrokeshire, SA62 5HJ

- Detached Character Cottage
- Ample Off Road Parking
- Conservatory To Rear
- No Onward Chain
- Walking Distance To The Sea
- Two Double Bedrooms
- Rear Garden With Workshop
- Sought After Coastal Hamlet
- Oil Fired Central Heating
- EPC Rating: TBC

**O.I.R.O £315,000**

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**The Agent that goes the Extra Mile**







Located just a short walk from the sea in the quaint coastal hamlet of Abercastle, is this delightful detached cottage which is bursting with character. The property is being sold with no onward chain, making it a fantastic bolt hole/holiday let opportunity to quaint family home.

The layout of the property briefly comprises of an open plan living room/diner with a feature wood burning stove and French doors leading to the garden, a kitchen/breakfast room fitted with a range of base and eye level units, a conservatory to the rear, two double bedrooms and a family bathroom. The property is served by oil fired central heating.

Externally there is a driveway to the the side providing off road parking, with a five bar gate opening to more space to park and a timber workshop. The garden to the rear is laid to lawn with a patio seating area aside the conservatory, with a pretty outlook of the surrounding greenery. A short downhill walk leads you to the Abercastle Bay, the coastline and the sea.

Viewing is highly recommended!

Abercastle is a quaint former Fishing Village, and the beach is within easy walking distance of the property. Popular for boating and kayaking, the bay at Abercastle is a picturesque haven, and is often brimming with wildlife - especially seals during pup season!

The neighbouring village of Mathry has a church, tea rooms and public house which is popular with tourists and locals alike. Porthgain is within easy driving distance, and the famous Cathedral City of St Davids and picturesque Fishing Village of Solva are about 10 miles away.



### DIRECTIONS

DIRECTIONS: From our office in Haverfordwest, take the A40 towards Fishguard. On reaching Mathry, turn right up Mathry Hill to the centre of the village, passing the pub, and turn right at the T-junction at the top of the hill into Abercastle Road. Follow the road until you reach the village of Abercastle, where you will find Mill Cottage on the left hand side before the beach. What3words: ///prelude.thrusters.safely

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