

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 Central Heating

TAX: Band D

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

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

CFH/AMA/06/24/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.

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

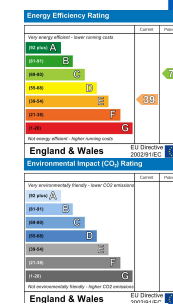


4a Ffordd Yr Afon, Trefin, Pembrokeshire, SA62 5AU

- Charming Cottage
- Well Presented
- Two Bedrooms
- Courtyard Garden
- LPG Gas Central Heating
- No Onward Chain
- Coastal Location
- Parking to Front
- Double Glazed
- EPC E

Offers In Excess Of £220,000

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The Agent that goes the Extra Mile



A charming end terraced cottage located in the sought after coastal village of Trefin, close to the sea and within walking distance to the village pub.

The accommodation comprises a lounge with a wood burner, kitchen/diner, bathroom and two bedrooms upstairs. The property benefits from LPG gas central heating and Double glazing.

Externally to the front, there is a low wall with a wrought iron gated entrance. Wooden double gates to the side gives access to a low-maintenance courtyard garden. There is parking to the front.

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 is Croesgoch CP School. This popular village sits within the stunning scenery of the Pembrokeshire Coast National Park - a 'mecca' for holidaymakers!

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 convenience store/petrol station is only a mile or so 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. The property will be found on the left hand side

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