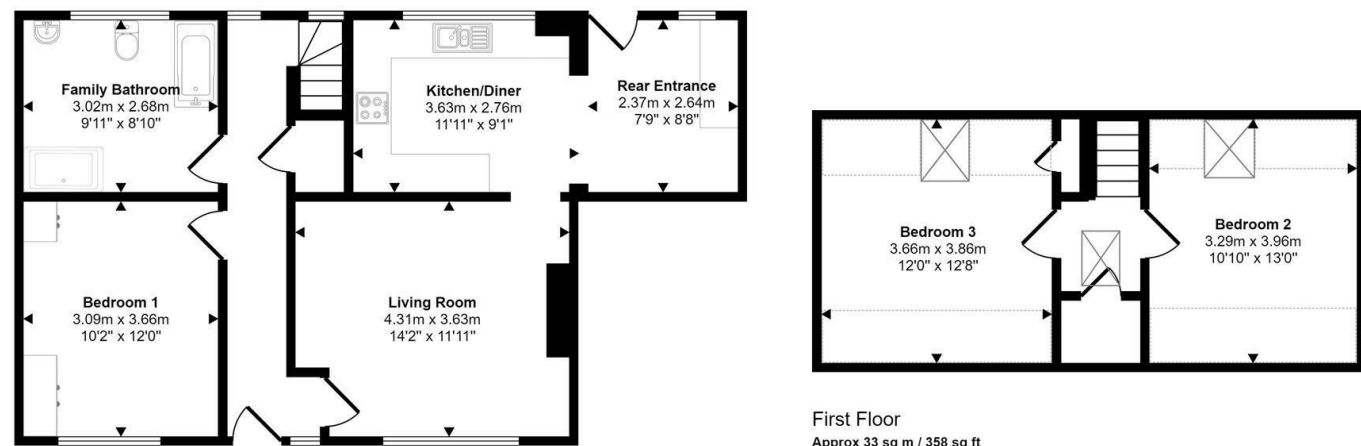


Approx Gross Internal Area
96 sq m / 1036 sq ft



Ground Floor
Approx 63 sq m / 678 sq ft

Denotes head height below 1.5m

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.

Mains Electric, Mains Water, Mains Drainage,

HEATING: Oil Central Heating

TAX: Band B

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

CFH/AMA/08/24/OK/SSG

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

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

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

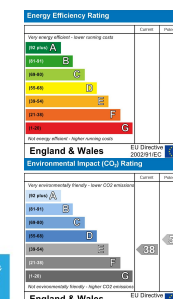


16 Ffos Las, Trecwn, Haverfordwest, Pembrokeshire, SA62 5XG

- Local Covenant Applies
- Three Bedrooms
- Rural Location
- Off Road Parking
- Oil Central Heating
- Semi-Detached Bungalow
- Two Reception Rooms
- Front and Rear Garden
- Double Glazed
- EPC Rating: TBC

Price £170,000

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

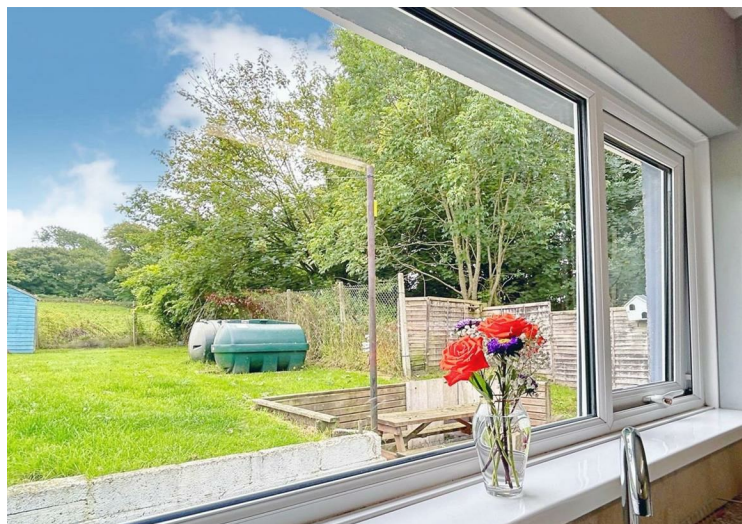


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The Agent that goes the Extra Mile





****LOCAL RESTRICTIVE COVENANT****

16 Ffos Las is an Ex-Local authority semi-detached bungalow set on a private road in a rural location between Letterston (the A40) and the village of Trecwn, approximately four miles south of the market town of Fishguard and has rural views over the countryside to the rear.

The accommodation comprises of an entrance hall, a lounge, a kitchen/diner with a utility area, a bedroom and a bathroom. On the first floor, the attic has been converted into two bedrooms. The property benefits from oil central heating and double glazing.

There is off-road parking to the front of the property, and a concrete path with steps leads up to the front door. The sloping front garden is laid to lawn, with specimen shrubs. The rear garden is also laid to lawn, and backs onto fields, with oil tank, garden shed.

Trecwn is a small village, 4.5 miles from Fishguard and just under 4 miles from Letterston. Fishguard is a market town on the North Pembrokeshire coastline and has a range of shops, schools, a leisure centre, a railway station and a ferry port to Southern Ireland. Letterston is a popular rural village, with a junior school, filling station, fish and chip restaurant, public houses, shops and hairdressers.



DIRECTIONS

From the Haverfordwest Office take the A40 towards Fishguard turning left where signposted to Trecwn and the Gwaun Valley. Take the turning on the right, and follow the road down the property can be found on the right hand side what 3 words approve.command.ratty What3words washing.rolled.work

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