



Bethel Chapel Puncteston, Haverfordwest, Pembrokeshire, SA62 5RN

Offers In The Region Of £575,000

- Beautifully Presented Converted Chapel
- Finished To An Exceptionally High Standard
- 4 Double Bedrooms
- Off Road Parking & Low Maintenance Garden
- Sought After Village Location
- EPC Rating C

Bethel Chapel, Puncheston, Haverfordwest, Pembrokeshire, SA62 5RN

With a unique blend of historical significance and modern amenities, nestled in the sought after rural village of Puncheston, this immaculately presented, 4 bedroom converted chapel is full of character features and contemporary design.



Council Tax Band: New Build



The Property

Bethel Chapel is a 4 bedroom immaculately presented detached converted chapel situated in the sought after rural village of Puncheston. Finished to an exceptionally high standard, offering a mixture of contemporary and original character features, the property benefits from quality classic oak internal doors, underfloor heating to the ground floor and sprinkler system throughout. The impressive accommodation briefly comprises: study, shower room, storage room, kitchen, pantry, utility room and living/dining room to the ground floor and 4 double bedrooms, one of which has an en suite shower room, bathroom and storage cupboard to the first floor. Externally Bethel Chapel offers off road parking to the front and a low maintenance garden.

Location

Puncheston is a rural village situated at the bottom of Castleblythe mountain, approximately 7 miles from the coastal town of Fishguard and its local amenities including shops, cafes, public houses, ferry port and train station as well local beaches and Pembrokeshire Coastal Path. Bethel Chapel is within easy walking distance of the local primary school.

Directions

From Haverfordwest, Puncheston can be approached via B4329 Cardigan Road turning off at Woodstock or the A40 Fishguard Road turning off at The Corner Piece public House. Bethel Chapel is located in the centre of the village opposite the former Drovers Arms. For GPS purposes the postcode is SA62 5RN. Bethel Chapel is identified by our For Sale board.

Accessed via a pedestrian pathway to an impressive wooden entrance door with arched glazing over into

Entrance Hallway

Decorative mosaic tiled floor. Bespoke wooden stairs to first floor landing. Flush ceiling lights. Door to

Study

Windows to front and side. Wood flooring. Downlights.

Shower Room

Obscure glazed window to front. Tiled floor and partially tiled walls. Suite comprising wash hand basin in vanity unit with tap over, W/C and shower cubicle with shower. Downlights. Heated towel radiator.

Cloakroom

Window to side. Tiled floor. Downlights.

Kitchen

Window to side. Contemporary range of walls & base units with soft close drawers and marble work surface over. Integrated electric Prima hob with extractor over, Hotpoint electric oven and Indesit dishwasher. Acrylic sink with drainer and mixer tap over. Central island with work surface over, storage and built in 'pop up' power supply. Tiled floor. Downlights and pendant lights. Door to shelved pantry. Door to

Utility Room

Window to rear. Range of wall and base units with marble work surface over. Stainless steel sink and drainer with mixer tap. Tiled floor. Partially tiled walls.

Living/Dining Room

Window to side. French doors leading to rear external. Wood flooring. Downlights and pendant lights.

Landing

Arched windows to front. Feature light fitting. Radiator. Door to

Bedroom

Skylight. Low level arched windows to front and side. Painted wooden beams to ceiling. Downlights. Radiator.

Bedroom

Skylight. Low level arched windows to side and front. Painted wooden beams to ceiling. Downlights. Radiator.

Bathroom

Skylight. Suite comprising wash hand basin in vanity unit, shower cubicle with shower over, W/C and bath with shower attachment. Painted beams to ceiling. Fully tiled. Downlights. Heated towel radiator.

Bedroom

Skylight. Low level arched windows to side. Downlights. Radiator. Door to

En Suite Shower Room

Suite comprising wash hand basin in vanity unit, W/C and shower cubicle with shower. Fully tiled. Heated towel radiator.

Bedroom

Skylight. Low level arched window to side. Painted beams to ceiling. Downlights. Radiator.

Storage Room/Walk-in Airing Cupboard

Housing hot water tank. Tiled flooring.

Externally

To the front of the property is a low-maintenance area laid to lawn with decorative gravel offering off road parking. A pedestrian path leads to entrance door and provides access to the rear of the property with a seating area and currently housing oil tank.

Tenure

We are advised the property is Freehold

Services

Mains electricity, water and drainage. Oil fired central heating.

Viewings

Strictly by appointment through Town, Coast & Country Estates office please.







General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point in which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE PROPERTY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	78	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	