



Heulwen 10 Felindre Lodges, Llanrhian, Haverfordwest, Pembrokeshire, SA62 5BH

£205,000

- 3 Bedroom Detached Lodge
- Off Road Parking & South Facing Decked Veranda
- Close To Coastal Village & Pembrokeshire Coast Path
- Idyllic Peaceful Location
- Successful Holiday Let
- EPC Rating E

Heulwen 10 Felindre Lodges, Haverfordwest SA62 5BH

3 bedroom detached lodge situated in a peaceful & rural location in close proximity to the sought after coastal village of Porthgain. Currently run as a successful holiday let this property benefits from off road parking & south facing decked veranda.



Council Tax Band: B



Property

Heulwen is a 3 bedroom detached lodge constructed from Norwegian Spruce timber currently run as a successful holiday let situated in landscaped grounds close to Porthgain Harbour, beaches and within walking distance of the renowned Pembrokeshire coast path. The accommodation comprises; hall, cloakroom, open plan living/dining room and kitchen, three bedrooms and bathroom. With vaulted ceiling and underfloor heating throughout, patio doors open onto a south facing veranda. This tranquil, rural location offers open views of the surrounding countryside.

Location

Situated in the Pembrokeshire Coast National Park, the lodge is a pleasant walk from the harbour village of Porthgain, very popular with tourists visiting its art galleries, public house and restaurant and ideally located within close proximity of Pembrokeshire coast path, making it convenient for visiting beaches and castles and enjoying boat trips and watersports.

Directions

At the crossroads in Croesgoch take the turning signposted towards Porthgain. Follow Llanrhian Road over the crossroads towards Porthgain. Passing Manor Farm on your right, take the next right fork and continue along the unadopted track. Turn right into Felindre Lodges and follow the track to the left. For GPS purposes the postcode is SA62 5BH.

The lodge is approached across a gravelled driveway to the side and wooden steps up to the partially glazed entrance door into

Entrance Hallway

Cupboard housing space and plumbing for washing machine and tumble dryer. Tiled floor. Door to

Cloakroom

4'2 x 3'1

Obscure glazed window to side. W/C. Wash hand basin. Tiled floor. Cupboard housing hot water tank.

Bedroom

10'0 x 9'2

Window to rear. Underfloor heating.

Bedroom

9'3 x 9'2

Window to rear. Underfloor heating.

Bathroom

6'11 x 5'6

Obscure glazed window to side. Suite comprising bath with electric shower over, W/C and wash hand basin in vanity unit. Heated towel rail. Tiled floor and partially tiled walls. Downlights.

Living/Dining Room/Kitchen

21'7 (max) x 19'6 (max)

Open plan. Windows to front and side. Patio doors to front onto decked veranda. Range of wall and base units with work surface over. Integrated appliances including fridge/freezer, dishwasher, electric oven and hob with extractor over. Stainless steel sink with drainer. Underfloor heating. Door to

Bedroom

6'7 x 7'4

Window to side. Underfloor heating.

Externally

To the front of the lodge is the south facing decked veranda with steps down to the side gravelled drive that offers parking for up to 2 vehicles.

Tenure

We are advised that the lodge is leasehold with 135 years remaining on the current lease. All lodge owners are shareholders in the site management company and own a share of the freehold. Council tax band B (Current owner pays business rates not council tax) This property is exempt from second home premium.

Service & maintenance charge is £1080 per annum. Ground rent is £20 per annum.

Services

Mains electricity, water and drainage. Electric underfloor heating. Site broadband contract with BT (price included in service charge)

Viewings

Strictly by appointment through Town, Coast and Country Estates please.

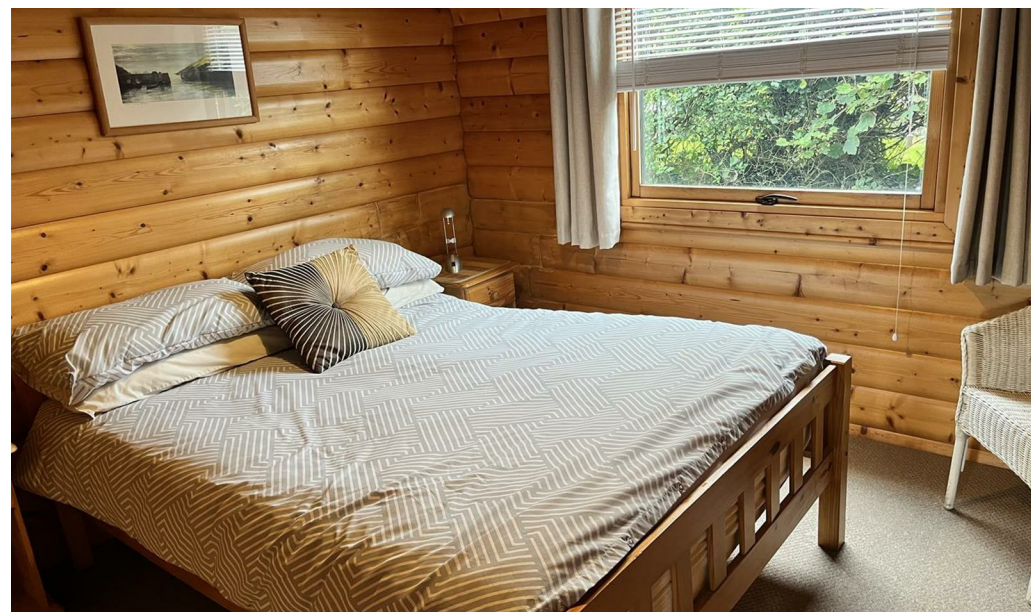
Restrictions

The lodge must not be used for a main residence nor for any trade business purpose but only as holiday accommodation.
Can be occupied for a maximum of 12 continuous weeks out of every 16 by the same occupant.

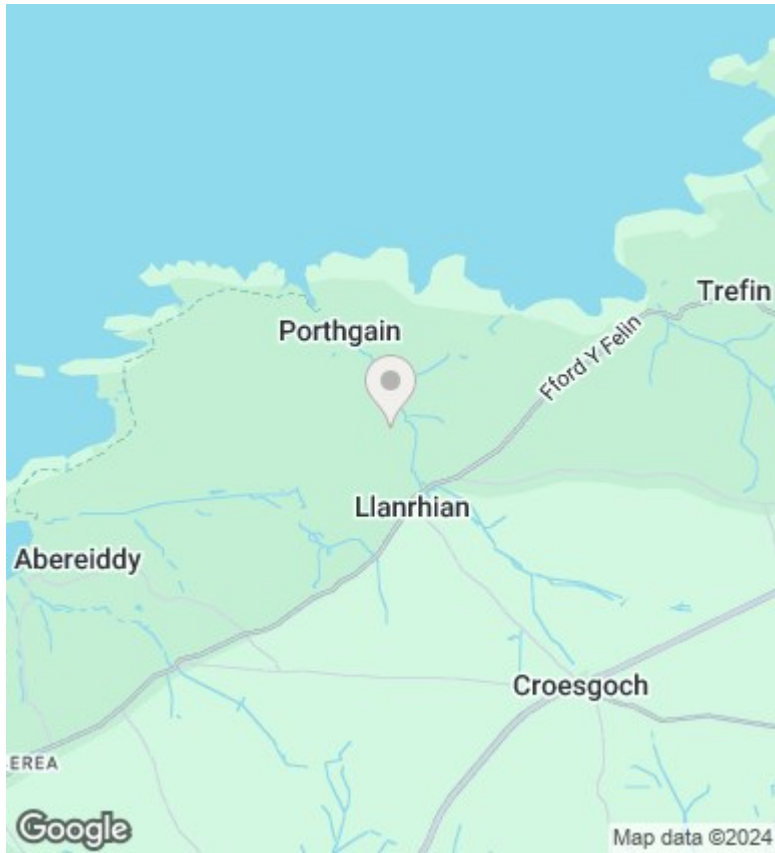
Agent's notes

A copy of the site rules is available from Town Coast & Country Estates upon request.

Link to current website <https://felindrecottages.co.uk/>







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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	