



## 3 Brynhedydd, Mathry, Pembrokeshire, SA62 5EX

**Price Guide £179,950**

A charming 3/4 bedroom semi-detached house located in the picturesque coastal village of Mathry, Pembrokeshire. This inviting home boasts two spacious reception rooms, perfect for both family living and entertaining, with the benefit of a working wood burner, a lovely size kitchen and utility. Outside, the property features a private garden ideal for outdoor relaxation, along with off-road parking.

This house offers the perfect blend of rural tranquility and coastal charm, just a short distance from the stunning Pembrokeshire coastline. Ideal for those seeking a peaceful retreat with modern conveniences.

The Property carries an Occupancy Restriction which limits the sale of the Property to parties who have resided in the old County of Dyfed i.e. Pembrokeshire, Cardiganshire and Carmarthenshire for at least 3 or more years.



## Overview

Mathry is a charming and historic coastal village in Pembrokeshire, perched on a hilltop with sweeping views of the surrounding countryside and coastline. Rich in character, this tranquil village offers a peaceful, rural lifestyle while being just a short distance from the stunning beaches of the Pembrokeshire Coast National Park. Mathry is known for its picturesque cottages, traditional stone buildings, and a welcoming community, with a village pub and easy access to walking trails and coastal paths. It's an ideal location for nature lovers, offering the perfect blend of countryside serenity and seaside beauty.

## Hallway



12'5" x 4'3" (3.8 x 1.3)

with ceiling light, radiator, door to under stair storage, main central heating control thermostat and staircase lead to 1st floor.

## Sitting Room / Bedroom 4



11'1" x 10'2" (3.4 x 3.1)

With a wall mounted radiator, UPVC double glazed window, ceiling spotlight, ample power point and feature fireplace.

## Living Room



17'8" x 10'9" (5.4 x 3.3)

with fitted carpet, radiator, UPVC double glazed window, Woodburning stove on a slate hearth with oak mantle, ample power points, and door leading to kitchen

## Kitchen



9'6" x 9'6" (2.9 x 2.9)

with a large range floor units, and fitted shelves, electric single oven, electric hob, ample power points, ceiling spotlight and opening to rear hall / pantry.

### Rear Hall / Pantry



5'6" x 4'3" (1.7 x 1.3)

With a range of fitted shelves, Upvc double glazed door to rear garden and door leading to utility room.

### Utility Room



plumbing for washing machine, WC, hand wash basin, ceiling light and UPVC double glazed window.

### First Floor

### Landing



with exposed floorboards, ceiling light, access to loft and doors leading to:

### Bedroom 1



11'5" x 10'9" (3.5 x 3.3)

with fitted carpet, radiator, ceiling light, UPVC double glazed windows affording rural views and ample power points.



## Bedroom 2



11'9" x 8'2" (3.6 x 2.5 )  
with fitted carpet, ceiling light, radiator, UPVC double glazed window affording rural views.

## Bedroom 3



11'5" x 6'10" (3.5 x 2.1)  
with painted floor boards, ceiling spotlights, radiator, UPVC double glazed window overlooking rear garden and ample power points.

## Bathroom



5'10" x 5'10" (1.8 x 1.8)  
with hardwood floor, wall mounted radiator, WC, hand wash basin, curved bath with mixer tap and electric shower, ceiling spotlight and UPVC double glazed stained window.

## Externally



To the rear of the property stands a large private garden with decking and grass area, The property is south facing with excellent rural views. A Local restriction applies.

## OCCUPANCY RESTRICTION

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## Additional Comments

We are advised that mains water, drainage and electric are connected, oil central heated and off road parking to the front of the property. Fibre broadband full available.

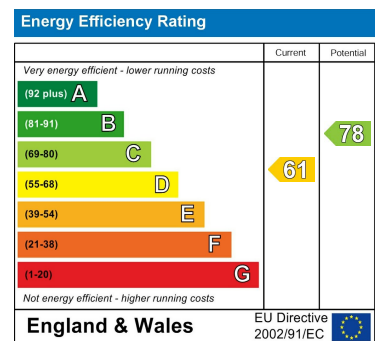
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Council Tax Band - C

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