



Treneved Lodge, Llanrhian, Haverfordwest, Pembrokeshire, SA62 5BG

Price Guide £325,000

- * An attractive Detached character Cottage Residence (currently a Holiday Letting Cottage).
 - * Well appointed 1/2 Reception, Kitchen, 2 Bedrooms and Bathroom accommodation.
 - * uPVC Double Glazing. Oil Central Heating. Boarded and Insulated Loft.
- * Rear Paved Patio, Flower and Shrub Borders and a Lawned Garden (affording Sea views).
 - * Tarmacadamed hardstanding allowing for Off Road Parking for 2 Vehicles.
- * Ideally suited for a Couple, Small Family, Holiday Letting or for Investment purposes.
 - * Early inspection advised. Realistic Price Guide.

SITUATION

Treneved Lodge is situated within a third of a mile or so of the village of Llanrhian which has the benefit of a Church and a Community/Village Hall (former Primary School).

Within a mile or so is the larger village of Croesgoch which has the benefit of a Primary School, Chapel, Public House/Post Office, an Art Gallery, Repair Garage, a Hairdressers/Beauty Salon and an Agricultural Stores.

The Cathedral City of St Davids is some 6 miles or so south west which has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, a Bank, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Supermarket and a Petrol Filling Station/Store/Hotel.

The well known Market Town of Fishguard is some 9 miles or so north east and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities.

The Pembrokeshire Coastline at Porthgain is within a mile or so and also close by are the other well known sandy beaches and coves at Aberfelin, Abercastle, Abermawr, Aberbach, Pwllcrochan, The Parrog, Abereiddy, Traeth Llyfn and Whitesands Bay.

The County and Market Town of Haverfordwest is some 16 miles or so south east and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Library, Post Office, Supermarkets, Petrol Filling Stations, a Further Education College, the County Council Offices and the County Hospital at Withybush.

There are good road links along the Main A40 from Haverfordwest to Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Treneved Lodge stands alongside the Llanrhian to Penparc, Trefin Council Maintained District Road.

DIRECTIONS

From Fishguard, take the Main A487 Road south west for some 9 miles and in the village of Croesgoch, take the turning on the right, signposted to Llanrhian and Porthgain. Continue on this road for three quarters of a mile or so and in the village of Llanrhian, take the turning on the right at the "T" junction in the direction of Trefin. Proceed on this road for 300 yards or so and take the first turning on the right. Continue on this road for a further 100 yards or so and Treneved Lodge is situated on the right hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

Treneved Lodge comprises a Detached 2 storey Cottage Residence of predominantly solid stone construction with natural stone stone faced elevations and rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

uPVC Double Glazed Door to:-

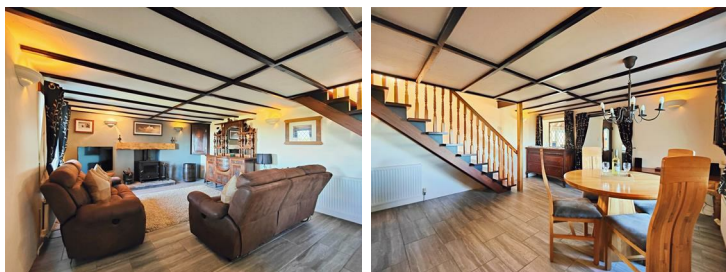
Porch



5'4" x 5'0" (1.63m x 1.52m)

With ceramic tile floor, 2 uPVC double glazed windows, ceiling light, exposed beam and a hardwood half glazed door to:-

Sitting/Dining Room



24'10" x 13'11" (7.57m x 4.24m)

With a ceramic tile floor, 3 double panelled radiators, exposed beams, open tread staircase to First Floor, Multifuel Stove on a quarry tile hearth, 7 wall uplighters, 3 uPVC double glazed (leaded) windows, TV point, 10 power points and opening to:-

Kitchen/Breakfast Room



12'0" x 7'0" (3.66m x 2.13m)

With a ceramic tile floor, 3 uPVC double glazed (leaded) windows (One with roller blind), range of fitted floor and wall cupboards, inset single drainer Silk Quartz sink unit with mixer tap, part tile surround, double panelled radiator, built in Beko Electric Single Oven/Grill, Blomberg 4 ring Ceramic Hob, Cooker Hood (externally vented), Honeywell Central Heating Thermostat Control, 10 power points, fridge freezer recess, Worcester Oil Boiler (heating Domestic Hot Water and firing Central Heating), 3 ceiling light, exposed beams, built in washing machine and uPVC double glazed door to:-

Rear Porch



7'5" x 5'1" (2.26m x 1.55m)

With Slate floor, coloured natural stone walls, uPVC double glazed windows, wall light, shelves and a uPVC double glazed door to rear Garden.

FIRST FLOOR

Landing

With fitted carpet, ceiling light, smoke detector (not tested) and a uPVC double glazed (leaded) window.

Bedroom 1



11'2" x 10'0" (3.40m x 3.05m)

plus recess 3'0" x 2'11" (0.91m x 0.89m). With fitted carpet, uPVC double glazed (leaded) window affording Sea views), Wash Hand Basin in a vanity surround, Oak fitted wardrobes and wall cupboards along one wall, radiator, tiled splashback, towel ring, illuminated wall mirror with built in shaver point, 6 power points, ceiling light, 2 downlighters, radiator and an Airing Cupboard with a hot water cylinder and immersion heater.

Bathroom



7'10" x 5'5" (2.39m x 1.65m)

With vinyl floor covering, uPVC double glazed (leaded) window, fully tiled walls, white suite of Ash panelled Bath, Wash Hand Basin in an Ash vanity surround and WC, soap dish, toothbrush holder, 2 towel rails, illuminated wall mirror with built in shaver point, Triton T80 Si electric Shower over Bath, glazed shower screen, 3 downlighters, extractor fan, radiator, tiled shelf and a toilet roll holder.

Bedroom 2



13'9" x 8'10" (4.19m x 2.69m)

With fitted carpet, radiator, ceiling light, access to an

Insulated and Boarded Loft via an aluminium ladder, TV point, 6 power points, uPVC double glazed (leaded) window affording Sea views, oak fitted wardrobes and 6 power points.

Externally

There are 2 Slate Chip Beds with low stone walls at the fore and to the rear of the Property is a Paved Patio. Adjacent to the south eastern gable end of the Property is a tarmacadamed hardstanding which allows for Off Road Parking for 2 Vehicles. There is also a private enclosed Lawned Garden from where Sea views can be enjoyed and a concealed Oil Tank.

3 Outside Electric Lights.

The approximate boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500.

SERVICES

Mains Water and Electricity are connected. Shared Septic Tank Drainage. Oil Central Heating. Loft insulated and boarded. uPVC Double Glazed windows and doors.

TENURE

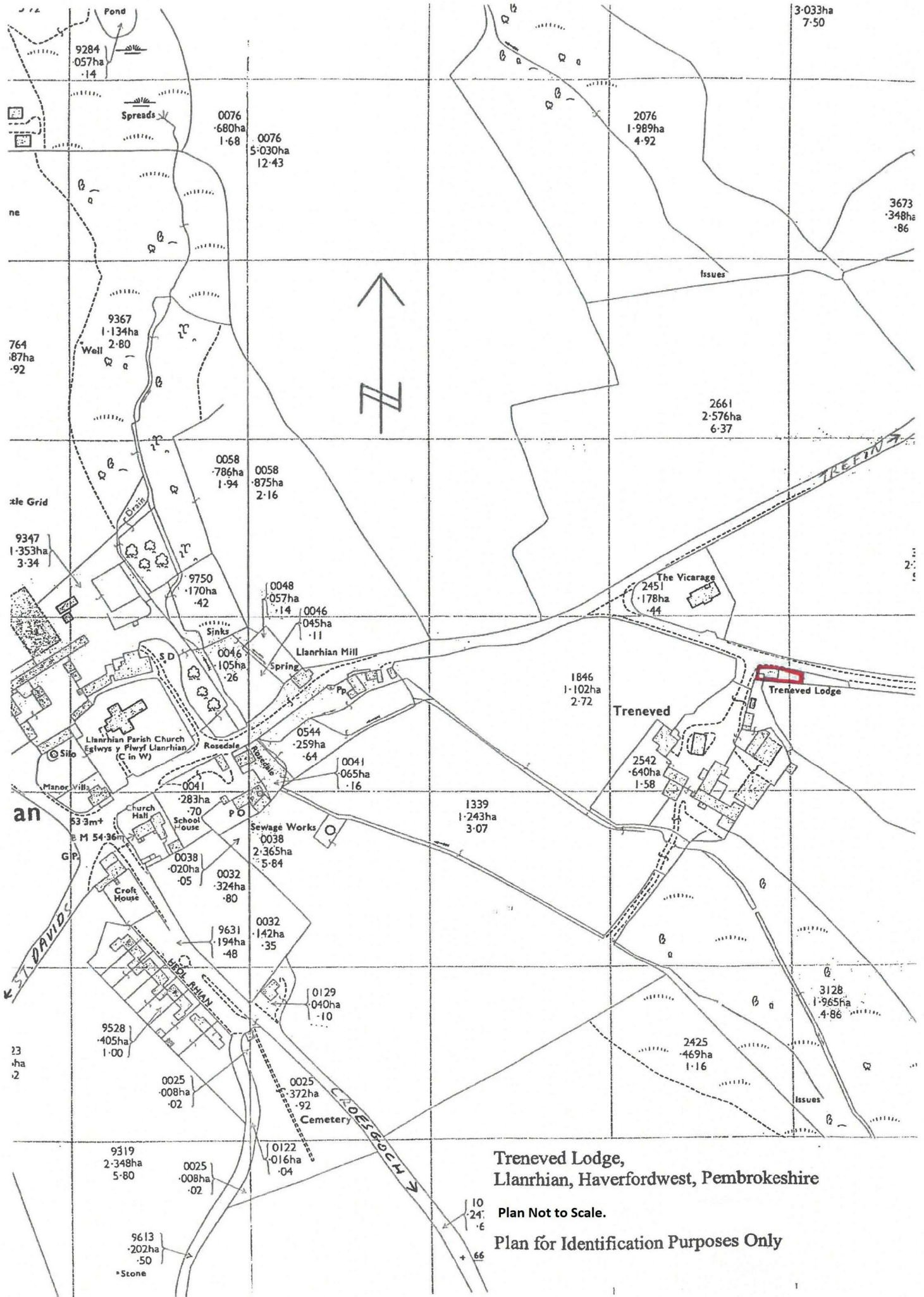
Freehold with Vacant Possession upon Completion.

RIGHTS OF WAYS

A pedestrian access Right of Way exists in favour of the Property over the tarmacadamed drive adjacent to the south western side gable end of the Cottage.

REMARKS

Treneved Lodge is a comfortable, well appointed Character Cottage which is in excellent decorative order and being ideally suited for a Small Family, a Couple, Investment or for Holiday Letting. It has a wealth of character and benefits from Oil Central Heating, uPVC Double Glazing and a Boarded and Insulated Loft. In addition, it has a private enclosed Lawned Garden together with a rear Paved Patio and a tarmacadamed hardstanding which allows for Off Road Parking for 2 Vehicles. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.



**Trenevad Lodge,
Llanhian, Haverfordwest, Pembrokeshire**

Plan Not to Scale.

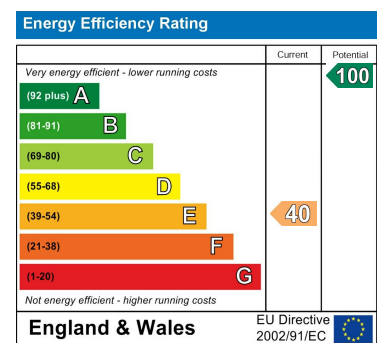
Plan for Identification Purposes Only

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.