



Lower House, Treffynnon, Mathry, Haverfordwest, Pembrokeshire, SA62 5LA

Price Guide £235,000

- * An attractive Semi Detached single storied Cottage Residence.
- * Comfortable Hall, Living Room, Kitchen/Breakfast, Conservatory, 2 Bedrooms and Bathroom accommodation.
 - * Boarded Loft Room with gable window which is accessed from the Hall via a Ladder.
 - * uPVC Double Glazing. Electric Heating via Xana radiators. Insulated and part Boarded Loft.
 - * Large chipping Hardstanding to fore allowing for Parking for 3/4 Vehicles.
- * Delightful gently sloping west facing Lawned Garden with Flowering Shrubs, a Rockery and a Garden Shed.
 - * Ideally suited for a Couple, Family, Retirement or for Investment purposes.
 - * Early inspection strongly advised - Viewings by appointment only. Realistic Price Guide. EPC Rating F.

SITUATION

Treffynnon is a small hamlet which is situated some 2 miles or so south east of the village of Croesgoch. Treffynnon has a cluster of Dwellings and a Chapel.

Croesgoch being close by has the benefit of a Primary School, Chapel, Public House/Post Office, Art Gallery, Repair Garage and an Agricultural Store. The hilltop village of Mathry is within 3 miles or so and has the benefit of a Public House, Church, a former Cafe, Café/Antique Shop and a Village/Community Hall.

The Cathedral City of St. Davids is some 7 miles or so south west, whilst the picturesque Harbour Village of Solva is some 5 miles or so south west.

The Pembrokeshire Coastline at Newgale is within 5 miles or so and also within easy reach are the other well known sandy beaches and coves at Solva, Caerfai, Porthclais, Porthlisky, Whitesands Bay, Pwllcaerog, Abereiddy, Traeth Llyfn and Porthgain.

Lower House stands in a private location some 50 yards or so from the centre of the hamlet and the Council Maintained District Road.

DIRECTIONS

From Fishguard, take the Main A487 St Davids Road south west for some 6 miles or so passing through the hamlet of Square & Compass and some 5/600 yards or so further on, turn left opposite Pen-y-Groes Villas. Continue on this road for half a mile or so and upon reaching the T junction with the B4331 Croesgoch to Haverfordwest Road, turn left in the direction of Haverfordwest. Proceed on this road for 150 yards or so and take the first turning on the right, signposted to Treffynnon and Llandeloy. Continue on this road until you reach the hamlet of Treffynnon. In the centre of the hamlet, take the turning on the right down a narrow lane which leads to 2 Cottages and Lower House is the last Property on the left.

Alternatively from Haverfordwest, take the B4331 Road North West for some 10 miles or so passing through the village of Hayscastle and 1 ½ miles or so further on, turn right and bear left in the direction of Croesgoch. Continue on this road for 1 ½ miles or so and upon reaching a set of Crossroads, turn left signposted to Treffynnon. Continue on this road for a mile or so and upon reaching the hamlet of Treffynnon, turn left at the T junction. Continue on this road for 100 yards or so and turn right down a narrow lane towards Lower House. Follow directions as above.

DESCRIPTION

Lower House comprises a Semi Detached single storey Cottage Residence of solid stone and cavity concrete block/brick construction with part stone faced and mainly rendered and roughcast elevations under a pitched composition slate roof. Accommodation is as follows:-

Composite Door to:-

Hall



10'2" x 7'5" (3.10m x 2.26m)

With LVT flooring, Xana Electric radiator, uPVC double glazed window, telephone point, 3 power points, curtained Cloaks/Broom Closet, Airing Cupboard with a pressurised hot water cylinder and immersion heater on timeswitch, open beam ceiling, ceiling light, electricity meter and consumer unit, access to a First Floor Boarded Loft via a removable Ladder and doors to Bedroom 2, Kitchen/Breakfast Room, Bathroom and:-

Living Room



13'11" x 13'4" (4.24m x 4.06m)

With fitted carpet, Stone fireplace housing a Multifuel Stove, whitened natural stone wall, 3 uPVC double glazed windows, open beam ceiling, 2 No. 4 ceiling spotlights, Xana Electric radiator, 5 power points, painted tongue and groove clad wall and door to:-

Bedroom 1



13'4" x 10'6" (4.06m x 3.20m)

(approximate measurement). With fitted carpet, uPVC double glazed window, Velux window, painted tongue and groove wall, feature fireplace with whitened natural stone walls, Xana Electric radiator, access to an insulated Loft Store Room, Mains Smoke Detector, ceiling light and 4 power points.

Kitchen/Breakfast Room



12'4" x 7'8" (3.76m x 2.34m)

With LVT flooring, uPVC double glazed window with roller blind, Xana Electric radiator, range of floor and wall cupboards, plumbing for automatic washing machine, inset single drainer one and a half bowl Stainless Steel sink unit with mixer tap, part tile surround, Blomberg Slot-in 4 ring Electric Cooker with Oven and Grill, Cooker Hood (externally vented), towel rail, open beam ceiling, 3 ceiling light, Breakfast Bar, 6 power points and a uPVC double glazed door to:-

Conservatory



13'2" x 9'9" (4.01m x 2.97m)

Being uPVC double glazed, LVT flooring, Xana Electric radiator, wall light, 3 double glazed windows with built in blinds, 2 power points and uPVC double glazed Patio doors leading to steps to rear Garden.

Bedroom 2



9'4" x 8'9" (2.84m x 2.67m)

With fitted carpet, Xana Electric radiator, single glazed window to Conservatory, open beam ceiling, ceiling light, robe hooks, clothes closet with shelves and 2 power points.

Bathroom



7'7" x 6'7" (2.31m x 2.01m)

("L" shaped maximum). With LVT flooring, uPVC double glazed window with roller blind, Manrose extractor fan, white suite of panelled Bath, Wash Hand Basin in a vanity surround and WC, Thermostatic Shower over Bath, glazed shower screen, open beam ceiling, 3 ceiling light, towel rail, towel ring and a shaver point.

Externally



Directly to the fore of the Property is a large chipping hardstanding area which allows for ample Vehicle Parking and Turning Space. A pedestrian gate gives access to a good sized, gently sloping west facing Lawned Garden with Flowering Shrubs, Rhododendrons and a Rockery area. There is also a:-

Timber Garden Shed

8'0" x 6'0" (2.44m x 1.83m)

Outside Sensor Light and an Outside Water Tap.

SERVICES

Mains Water and Electricity are connected. Drainage to a shared Septic/Effluent Tank. uPVC Double Glazing. Boarded and Insulated Loft/Roof areas. Telephone, subject to British Telecom Regulations. Broadband Connection.

RIGHTS OF WAYS

Vehicular and Pedestrian Access Right of Ways exists in favour of the Property off the Council Road as far as the Property and the Chipping Hardstanding to the fore.

REMARKS

Lower House is a comfortable, Semi Detached single storey Cottage Residence which is in excellent decorative order throughout and benefiting from uPVC Double Glazing, Electric Heating and an Insulated Roof/Loft areas with Boarded Loft Room with a gable window. In addition, it has a large Chipping Hardstanding at the fore allowing for Parking for 3/4 Vehicles and to the side is a good sized, gently sloping west facing Lawned Garden with Flowering Shrubs. It is ideally suited for a Couple, Family, Retirement or for Letting purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.

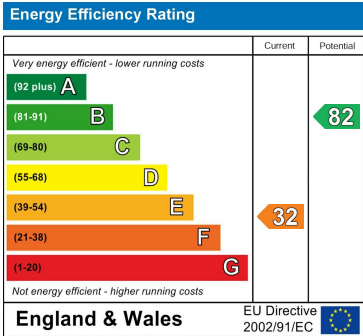
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - Exempt

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