



Tremynydd Fach , Haverfordwest, SA62 6DB

£490,000

- *Charming Feature Property
- *In the National Park
- *3.2 Miles From St Davids Centre
- *Many Original Features Throughout
- *Large Off Road Parking Area & Garage
- *Chalet With Income Potential
- *Approx 2 Acres Of Land
- *Beautifully Presented

Description

Nestled a mere 3.2 miles from the bustling St. Davids Centre in the National Park, this charming and quaint property offers a perfect blend of historical charm and modern convenience. The current owners have meticulously maintained the home's original features, ensuring that its unique character remains intact.

Upon entering, you will be greeted by stunning original ceiling beams that add a touch of rustic elegance to the space. The beautiful feature fireplaces provide a cosy focal point in the living areas, while the original floor tiles showcase the craftsmanship of a bygone era.

In addition to preserving these historical elements, the owners have thoughtfully upgraded certain aspects to enhance comfort and efficiency. The windows have been replaced with new composite sash models that harmonize with the home's traditional aesthetic. Furthermore, a state-of-the-art heat source pump central heating system and hot water has been installed, ensuring optimal energy efficiency and modern comfort.

This property truly embodies the best of both worlds, offering a unique opportunity to enjoy historical charm alongside contemporary upgrades. Whether you are captivated by its timeless features or the modern conveniences, this home is sure to impress.

This impressive property boasts ample space and versatility, featuring three reception rooms, three double bedrooms and fourth bedroom/study, bathroom, shower room and downstairs WC, and three well-appointed bathrooms. The spacious interior is designed to accommodate a variety of needs, whether for a growing family, hosting guests, or creating dedicated work and leisure spaces.

Externally, the property offers a wealth of amenities. A large driveway provides ample parking space for multiple vehicles, ensuring convenience for both residents and visitors. Adjoining the driveway is a low-maintenance garden area, perfect for enjoying the outdoors without the hassle of extensive upkeep.

Additional structures on the property further enhance its appeal. A detached garage offers secure parking or additional storage options, while a nearby shower block and storage area add to the practicality of the space.

One of the highlights of this property is the well-maintained chalet, which features two bedrooms and is equipped with a new oil boiler system. This separate living space can serve a variety of purposes, such as guest accommodation, a home office, or even a rental opportunity.

To the side of the main property lies an expansive approx 2-acres of pasture land. This substantial area offers a range of possibilities for utilization, whether for gardening, recreational activities, or smallholding. The land's accessibility further enhances its versatility, making it an attractive feature for prospective buyers.

Overall, this property combines spacious living areas, practical external amenities, and significant land potential, making it an exceptional opportunity for those seeking a home that can adapt to their diverse needs and aspirations.

Entrance Hallway

Property entered via composite glazed door, original decorative floor tiles, under stairs storage cupboard space, stairs leading to first floor landing, doors off to:

Reception 1



Double glazed sash windows to fore and side with wooden deep sills, wooden effect flooring, radiator, feature fireplace to include decorative tile surround and wood burning stove with a wooden mantle over.

Reception 2



Double glazed sash window to fore with wooden deep sill, oak flooring, radiator, feature fireplace to include decorative tile surround and wood burning stove with granite fireplace surround and mantle over.

Kitchen/Dining Area



Double glazed sash windows to rear and side with slate deep sills, a range of wall and base units with wooden work surface over, tile splash back, exposed ceiling beams, spot lights, fitted shelving, radiator, Range cooker with electric hob with slate splash back and extractor fan over, space for white goods, wooden stable door to rear leading into back porch, French doors leading through to conservatory to the side of the property.

Conservatory



Windows to the sides and fore, French doors to side leading out to rear garden space, space for white goods, fitted shelving, wall lights, radiator.

Back porch/Boot Room

Pvc door to side, windows to the rear, tiles to floor, radiator, plumbing for washing machine, door through to W.C.

W.C.

Wash hand basin, low level W.C, tiles to floor.

First Floor Landing (Split)

fitted shelving to top of staircase, Doors leading off to:

Bedroom 1



Double glazed sash windows to fore and side, fitted wardrobe space, wash hand basin vanity unit, radiator.

Bedroom 2



Double glazed sash windows to fore and side, wooden effect flooring, radiator, wash hand basin vanity unit.

Shower Room



Double glazed sash window to fore, tiles to floor, full height wall tiles, low level W.C, wash hand basin vanity unit, radiator, shower enclosure with electric shower.

Bedroom 4/Study



Double glazed sash window to side, radiator, hot water tank cupboard and airing cupboard.

Bedroom 3



Double glazed sash windows to side, fitted wardrobe space, fitted shelving, radiator, wash hand basin

Bathroom



Double glazed sash window to rear, full height wall tiles, radiator, low level W.C wash hand basin, bath with mixer tap, shower attachment and glass screen over.

Chalet



Steps and ramp leading to entrance door. accommodation to include: Lounge, kitchen, 2 bedrooms and bathroom. All to a very high standard, the chalet is equipped with a central heating system and a new oil combination boiler. Also to include a section of private garden space

Externally



To the front of the property lies a charming gated garden area, primarily laid to lawn and beautifully framed by mature hedging and trees, creating a serene and private outdoor space. Adjacent to this is another parcel of garden, providing additional green space for relaxation or gardening activities.

To the side of the property, you will find a large, stone-laid driveway that can comfortably accommodate multiple vehicles, ensuring ample parking for residents and guests alike. This driveway is complemented by a low-maintenance garden area at the rear, perfect for those who enjoy the outdoors without the burden of extensive upkeep.

The property also includes several practical outbuildings. A detached garage offers secure parking or extra storage space, while a nearby shower block and storage area enhance the property's functionality. Adding to the versatility of the property is a well-maintained two-bedroom chalet, ideal for use as guest accommodation, a home office, or a rental opportunity. The chalet is equipped with a new central heating system, ensuring comfort year-round.

Additionally, there is gated access from the main property leading into an expansive 2-acre plot of land at the side with poly tunnel. This substantial area of land is not only accessible for recreational or agricultural use but also comes with a granted right of way for vehicle access, conveniently connecting to the main road. This previously has permission for use as a campsite.

Services

The Main Residence

Heating - Steibel Eltron Airsource Heatpump.

Mains water and electricity.

Sewerage - septic tank.

The Chalet

Heating and hot water - oil combination.

Council Tax

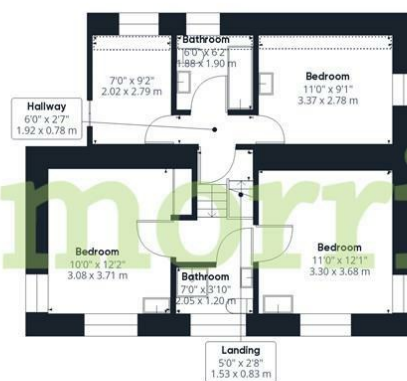
The main residence - Band E

Chalet - Band A

Floor Plan

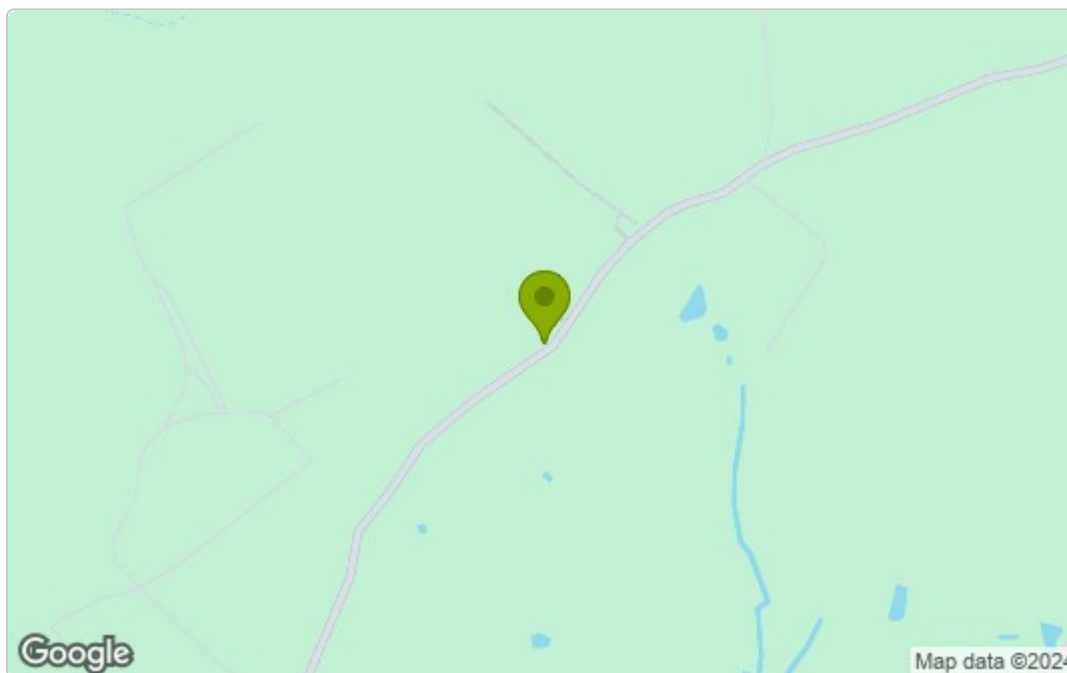


Floor 0

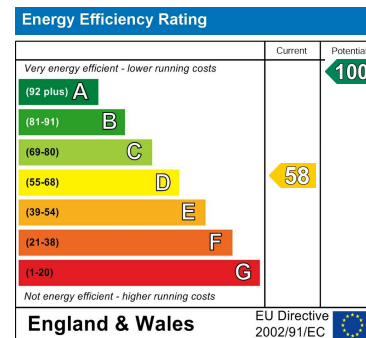


Floor 1

Area Map



Energy Efficiency Graph



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5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com