



Gorwelion Caer Farchell, Haverfordwest, SA62 6XG

Offers In The Region Of £250,000

- *Character Property
- *Countryside Views
- *2 Reception Rooms & 3 Bedrooms
- *Village Location
- *In Need Of Updating

Description

This ideal investment property is nestled in the village of Caer Farchell, the village's small size adds to its exclusivity, making it a desirable location for those seeking tranquility, privacy, and a close-knit community. Caer Farchell is often described as a hidden gem, with its quiet streets and welcoming atmosphere offering a perfect escape from the hustle and bustle of modern life.

Entrance Porch

Property accessed via wooden door with window to side, tiles to floor, obscure door leading through to hallway.

Entrance Hallway

Tiles to floor, wall mounted electric heater, understairs storage cupboard, fitted cupboard space with shelving, stairs leading to first floor landing, doors off to:

Reception Room 1



Windows to fore, radiator, open fireplace with tiled surround.

Reception Room 2



Windows to fore, radiator, wall mounted electric heater.

Kitchen



Double glazed windows to rear, tiles to floor, base units with work surface over, tiled splash back, stainless steel sink and drainer, Rayburn, door through to back porch.

Back Porch

Double glazed windows to rear and side, pvc door to side leading out to rear garden space.

First Floor Landing

Window over staircase, wooden balustrade, window to side, wall mounted electric heater, loft hatch, fitted cupboard housing hot water tank, doors off to:

Bedroom 1



Windows to fore, radiator.

Bedroom 2



Double glazed window to rear, radiator.

Bedroom 3



Window to fore, radiator.

Bathroom



Double glazed obscure window to rear, low level w.c, wash hand basin, cast iron bath, tiled splash back, radiator.

External



To the rear of the property, you'll find a private, enclosed garden that offers a tranquil retreat with picturesque views overlooking the fields beyond. The garden features a generously sized lawn, perfect for outdoor activities or relaxing in the open air. A well-maintained pathway meanders through the garden, adding both charm and functionality to the space. Additionally, the property benefits from a block-built outside W.C., providing extra convenience for outdoor gatherings or gardening days. The oil tank is discreetly positioned to the side of the property, ensuring it doesn't detract from the aesthetic appeal of the garden. A side access pathway connects the garden to the parking area, making it practical for transporting items or accessing the property with ease. This thoughtfully designed outdoor space seamlessly blends practicality with a serene, rural atmosphere. Please note that the property is unregistered (including the parking area).

Services

Oil central heating and electric wall mounted heaters.

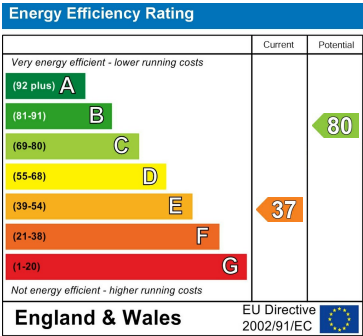
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.