



## 3 Cart-Tws Bach, Treffynnon – SA62 5LA

OFFERS OVER £530,000

- Stunning detached house of exceptional craftsmanship, set in a private cul-de-sac in Treffynnon, Pembrokeshire.
- Four generous bedrooms, including two with ensuites, and a spacious, light-filled lounge.
- Set on approximately 0.9 acres, including around 0.6 acres of rear paddocks with beautiful countryside views.
- Meticulously maintained grounds with lush lawns, vibrant flower beds, and mature shrubs.
- Gated private driveway providing parking for multiple vehicles and access to a detached garage.
- Versatile equestrian facilities with two stables, a elevated decked area, and low maintenance space for poultry.
- Ideally located near local shops, schools, a new dog-friendly tea shop, and the stunning Pembrokeshire coastline.
- Perfect countryside retreat offering peace, privacy, and excellent potential for enhancement or lifestyle pursuits.

## **Description/Situation**

A stunning detached house of exceptional craftsmanship, tucked away in a private cul-de-sac in the picturesque village of Treffynnon, Pembrokeshire. This charming home offers four generous bedrooms, two with ensembles, and a spacious, light-filled lounge, blending comfort with elegance. Set within approximately 0.9 acres, including around 0.6 acres of rear paddocks, the property enjoys breathtaking countryside views and a sunny, tranquil setting. The beautifully maintained grounds feature lush lawns, colorful flower beds, and mature shrubs, complemented by a gated private driveway and detached garage. With versatile equestrian facilities, a charming patio area, and plenty of scope for enhancement, this property is the perfect countryside retreat. Ideally located close to local shops, schools, and amenities, including a new dog-friendly tea shop, and within easy reach of the stunning Pembrokeshire coastline, it offers peace, privacy, and endless potential.

### **Entrance Hallway**

Property accessed via part glazed composite door, obscure glazed window to side, oak flooring, radiator, oak staircase leading to first floor landing, under stairs storage space, fitted cupboard space, spotlights, oak doors leading off to:

### **Lounge**

Oak glazed French doors leading in, Double glazed Bi Fold doors to rear aspect with double glazed windows to sides and accompanying slate sills, double glazed window to fore with accompanying slate sill and fitted shutters, oak flooring, radiator, slate tiled hearth with feature wood burner and exposed flu, exposed roof trusses.

### **Kitchen/Breakfast Room**

Pvc stable door to rear leading out to garden space, double glazed window to rear, oak finish wall and base units to include breakfast bar, work surface over, brick effect tile splash back, integral fridge/freezer and wine fridge, electric hob and oven with extractor hood over, glass splash back, stainless steel sink and drainer with mixer tap over, radiator, spotlights, tiles to floor, utility cupboard housing space for white goods and plumbing for washing machine, fitted storage cupboard.

### **Bathroom**

Obscure double glazed window to rear with accompanying slate sill, full height wall tiles, tiles to floor, wash hand basin, low level w.c, corner shower enclosure with power shower, wall mounted chrome heated towel rail, spotlights, extractor fan.

### **Bedroom 4/Study**

Double glazed window to fore with accompanying slate sill, oak flooring, radiator.

### **Bedroom 3**

Double glazed window to fore with accompanying slate sill, fitted wardrobe space, oak flooring, radiator, spotlights, wall lights.

### **First Floor Landing**

Oak balustrade, fitted cupboard space over staircase, Velux window to rear aspect, wall lights, doors leading off to:

### **Bedroom 2**

Double glazed windows to fore and side with accompanying slate sills, wood effect flooring, radiator, fitted wardrobe space, door through to ensuite.

### **Ensuite**

Velux window to rear aspect, full height wall tiles, tiles to floor, wall mounted chrome heated towel aril, wash hand basin/low level w.c, vanity unit with work surface over, bath with central mixer taps, glass screen and electric shower over, extractor fan.

### **Bedroom 1**

Double glazed window to rear and side with accompanying slate sills, wooden effect floor, spotlights, wall spotlights, radiator, fitted wardrobe space, fitted double wardrobe, door through to ensuite.

### **Ensuite**

Obscure double glazed window to fore, full height wall tiles, tiles to floor, wash hand basin/low level w.c, vanity unit with work surface over, wall mounted chrome heated towel rail, corner shower enclosure with power shower, bath with mixer taps over, spotlights, extractor fan wall mounted LED mirror.

### **Externally**

Set within approximately 0.9 acres, including around 0.6 acres of paddocks, this enchanting property enjoys a sunny position with sweeping countryside views. The grounds are beautifully maintained, featuring lush lawns, vibrant flower beds, and mature shrubs, creating a peaceful and picturesque setting. A charming elevated decked area provides the perfect spot for outdoor entertaining or quiet relaxation. A gated private driveway, laid with decorative stones, offers parking for up to eight vehicles and convenient access to the detached garage. Gated side access and a dedicated area for poultry add practical touches, while equestrian facilities include two stables, one of which is kickboard lined, offering versatile potential. Combining serene rural living with thoughtfully tended grounds, this property is the perfect countryside home, offering tranquility, space, and a true sense of escape from everyday life.

### **The Stables**

An exceptional, fully serviced stable complex offering outstanding flexibility for equestrian or lifestyle use. The main L-shaped stable (approx. 19.9m x 5.5m) features power, lighting and Ethernet for Sky TV. A former hay store, now a private gym (9.2m x 3.6m), is fully insulated with electric heating. Two kickboard-lined stables (3.6m x 3.6m), one with power sockets, sit alongside a further kickboard-lined hay store/corner unit (3.5m x 5.5m). A second stable (5.5m x 2.9m) includes power, lighting and a mains-fed water trough, with additional water points at both ends. A superb, versatile setup ideal for equestrian or leisure pursuits (subject to consent).

### **Single Garage**

A spacious single garage measuring approximately 6.6m x 3.8m, featuring an electric up-and-over door. Equipped with a double external socket suitable for slow electric car charging if required, and internally fitted with Sky TV for added convenience.

### **Rear Access**

Access across the bottom of the field for agricultural purposes for a couple of properties.

### **Service Costs**

The property contributes a share towards communal services, including one-fifth of the costs for the shared sewage system serving the five houses, and one-seventh towards maintenance of the front circular roadway. Last year, total contributions amounted to approximately £320.

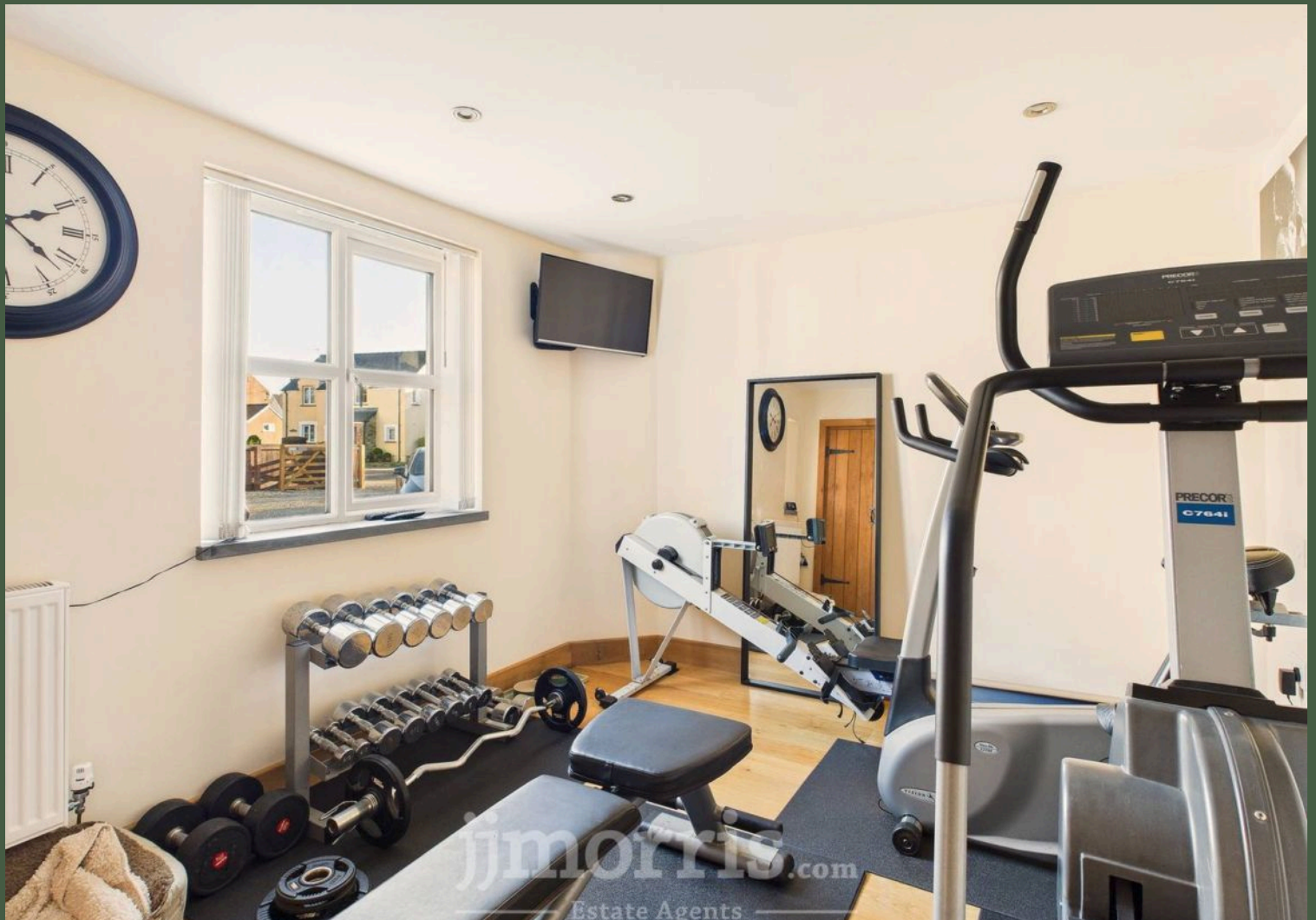
### **Outbuildings (Available by Negotiation)**

Summer House – mains connected, measuring approximately 3.7m x 3m. Large Shed – measuring approximately 7ft x 8ft. Omlet Chicken Coop and Run – providing secure space for poultry.

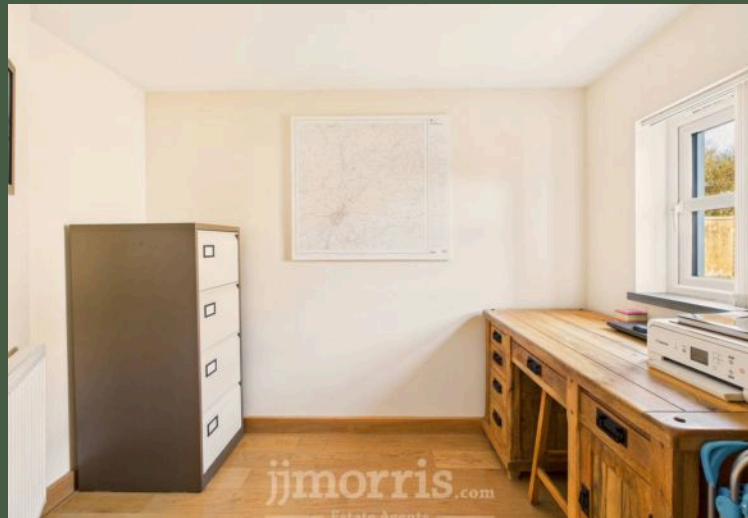
























Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	69 C	73 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



