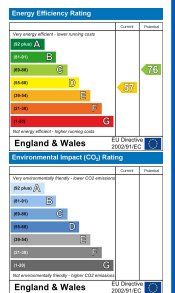


**Trehowel Fach Glandwr, Hebron, Pembrokeshire, SA34 0YJ**

- FOUR-BEDROOM DETACHED HOUSE
- ATTACHED ANNEXE
- EXCELLENTLY PRESENTED
- PADDOCKS & OUTBUILDINGS - IDEAL EQUESTRIAN OR SMALLHOLDING PROPERTY
- HEATING-OIL IN ANNEXE MAIN HOUSE ELECTRIC
- THREE RECEPTION ROOMS + OFFICE/WORK SPACE
- MASTER BEDROOM EN-SUITE
- SOLAR PANELS
- APPROXIMATELY 5.8 ACRES
- EPC-D

**Offers In The Region Of £750,000**



COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

## We Say...

Set in the heart of the Welsh countryside with woodland views to the front and fields and paddocks to the rear, this impressive four-bedroom detached property sits within approximately 5.8 acres and offers a rare combination of character, space, and versatility.

The accommodation is well suited to family living, featuring three reception rooms, a separate office/work space, and an attached annexe comprising a kitchen/diner, reception room, bedroom, conservatory and bathroom ideal for multi-generational living, guest accommodation, or potential additional income.

The main house is full of character, with exposed stone walls, beamed ceilings, and wood-burning stoves creating a warm and inviting atmosphere within the principal reception rooms. At the heart of the home is a spacious kitchen/diner designed for both everyday living and entertaining, while the extensive utility area wraps around the rear of the property, providing excellent storage space including a pantry. The master bedroom benefits from an en-suite, with further advantages including oil-fired heating and solar panels.

Outside, the property continues to impress with paddocks, a range of useful outbuildings, a Main Barn measuring approximately 25ft x 25ft, and a traditional Welsh Barn measuring approximately 25ft x 12ft, making it an excellent choice for those seeking an equestrian property or smallholding lifestyle. Offering privacy, countryside surroundings, and flexible accommodation, this is a property that balances rural living with practicality and comfort.



# DIRECTIONS

From our offices at dark gate , continue onto Morfa Lane B4312 and follow it to the roundabout, taking the second exit onto the A4242. At the next roundabout, take the second exit onto the A40 and continue for around 3 miles before turning right onto the B4298 towards Meidrim. Stay on the B4298 for several miles, including a right turn to remain on the same road. Continue along the rural lanes, taking a slight right, then a right turn, followed by a left turn and another left after about a mile. Continue for roughly 3 miles and turn right again. Follow the road for another 2 miles, then take a right, followed by a left, another left, and then a right turn. Finally, take the next left and continue for about 0.3 miles — your destination, Trehowell Fach, will be on the right. What3Words- elder.exclusive.assure

# GENERAL INFORMATION

GENERAL INFORMATION  
VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX: Band D  
FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>  
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.  
CFP/JTP/05/26 DRAFT JTP

# LOCATION AERIAL VIEW

