



Swn-y-Mor, Abercastle, Haverfordwest, Pembrokeshire, SA62 5HJ

**Price Guide £350,000**

- \* An attractive double fronted Semi Detached 2 storey Character Cottage.
- \* Comfortable 1/2 Reception, Kitchen, 2 Bedroom and 1 Bathroom accommodation.
- \* Electric Heating and a Woodburning Stove, uPVC Double Glazing and Loft Insulation.
- \* Raised concreted Patio to fore and a private, elevated rear Lawned Garden benefiting Coastal Sea views.
  - \* Ideally suited for a small Family, Investment or as a Holiday Home.
- \* Currently a successful Holiday Letting Cottage which can be purchased mainly furnished and equipped.
  - \* Early inspection strongly advised. Realistic Price Guide. EPC TBC.



## SITUATION

Abercastle is a popular hamlet which stands on the North Pembrokeshire Coastline between the Coastal Village of Trefin (1 mile South West) and the hilltop village of Mathry (2 miles South East).

Trefin being close by, has the benefit of a Public House, Youth Hostel, a former Chapel/Meeting Room, Post Office and a Café/Art Gallery.

The popular hilltop village of Mathry is within a short drive and has the benefit of a Public House, Church, a Village/Community Hall, former Chapel and a Café/Antique Shop.

The well known Market Town of Fishguard is some 7 miles or so north east and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, a Petrol Filling Station and a Leisure Centre.

The Cathedral City of St Davids is some 8 miles or so south west and has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, a Bank, Public Houses, Restaurants, Hotels, Take-Aways, Art Galleries, a Supermarket with a Post Office and a Petrol Filling Station/Hotel/Store.

The County and Market Town of Haverfordwest is some 17 miles or so South East and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital and Withybush.

There are good road links along the Main A40 from Letterston to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Swn-y-Mor stands in a delightful location in this popular hamlet within a 100 yards or so of the beach, from where superb Coastal Sea Views can be enjoyed.

## DIRECTIONS

From Fishguard take the Main A487 road south west for some 5 miles and take the turning on the right, signposted to Mathry. Proceed up the hill passing The Farmers Arms Public House on your right and upon reaching the 'T' junction, turn right. Continue on this road and bear left and proceed out of the village and some 2 miles or so further on and upon reaching Abercastle, take the lane on your right, just past the telephone kiosk and Swn-y-Mor is situated some 80 yards or so further on, on the right hand side of the road.

## DESCRIPTION

Swn-y-Mor comprises a Semi Detached 2 storey Cottage Residence of solid stone construction with rendered and coloured roughcast elevations under a pitched composition slate roof. Accommodation is as follows:-

### Stable Door to:-

### Porch

With Coir matting, 2 uPVC double glazed windows, downlighter, coat hooks and a 15 pane glazed door to:-

### Living Room



14'3" x 11'6" (4.34m x 3.51m)

With a laminate Oak floor, open beam ceiling, natural stone wall, Stone fireplace housing a Woodburning Stove on a Slate Hearth, uPVC double glazed window, understairs Cloaks Cupboard with electric light, staircase to First Floor, TV point, 4 power points and opening to:-

## Kitchen/Dining Room



14'4" x 8'0" (4.37m x 2.44m)

With a laminate Oak floor, open beam ceiling, range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, alcove with shelves, built in Lamona electric Single Oven/Grill, Lamona 4 ring Ceramic Hob, built in Lamona Washing Machine, built in Lamona Refrigerator, appliance points, Cooker Hood (externally vented), Smoke Detector (not tested), 4 ceiling spotlight, uPVC double glazed window, electricity consumer unit cupboard, wall mounted electric radiator, glass splashback and a wall light.



## Three Quarter Landing

With fitted carpet, wall spotlight over stairwell, low level display shelf, Velux window and stair to:-

## FIRST FLOOR

### Landing

With fitted carpet, ceiling light and smoke detector (not tested).

## Bedroom 1



12'11" x 9'5" (3.94m x 2.87m)

With fitted carpet, electric panel heater, 2 uPVC double glazed windows with roller blinds, 2 wall lights, 2 power points and a built in Wardrobe with hanging rail and shelves.

## Bedroom 2



11'4" x 7'3" (3.45m x 2.21m)

(maximum). With fitted carpet, uPVC double glazed window with roller blind, 2 wall lights, Unidare electric Convector Heater, 2 power points and a built in Wardrobe with shelves and hanging rail.



## Bathroom



8'1" x 7'8" (2.46m x 2.34m)

With vinyl floor covering, white suite of panelled Bath with Wash Hand Basin and WC, Velux window, mainly tiled walls, Creda electric Shower over Bath, shower curtain and rail, Manrose extractor fan, bathroom cabinet, shaver point, Velux window, chrome electrically heated towel rail/radiator, access to an Insulated Loft, ceiling light, wall mirror and an Airing Cupboard housing a Tempest Pressurised Hot Water Cylinder and Immersion Heater.

### EXTERNALLY

There is a small raised Paved Patio to the fore together with a hardstanding area adjacent to the front elevation wall which allows for a Vehicle Parking Space.

Accessed from a Private Road at the rear is a Lawned Garden area from where superb Coastal Sea views can be enjoyed over Abercastle and the Bay.

The approximate boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500.

### SERVICES

Mains Water and Electricity are connected. Shared Septic Tank Drainage on land on the opposite side of the Access Lane/Road. uPVC Double Glazing. Electric Heating and a Wood Burning Stove. Loft Insulation.

### TENURE

Freehold with Vacant Possession upon Completion.

### RIGHTS OF WAYS

Access Rights of Ways exist in favour of the Property over the hardsurfaced Lane /Road at the fore to access the Dwelling and also at the rear in order to access the rear Lawned Garden.

### REMARKS

Swn-y-Mor is a delightfully situated Semi Detached 2 storey Cottage which stands in this popular hamlet from where Coastal Sea views can be enjoyed over the Beach and the Bay. The Property has many attractive character

features including Natural Stone walls, Stone Fireplace with Woodburning Stove and a Slate Hearth, Open Beam Ceilings, Laminate Oak Floors etc etc. In addition, the property has Electric Heating, uPVC Double Glazing and Loft Insulation. It is currently a very successful Holiday Letting Cottage although it is equally well suited as a Second/Holiday Home or even for a small Family. It is offered "For Sale" with a realistic Price Guide and can be purchased mainly Furnished and Equipped as a Holiday Letting Cottage with the exception of some personal items and effects. Properties of this nature rarely appear on the Open Market and the opportunity to purchase should not be missed. Early inspection strongly advised.







Swyn-y-Mor,  
Abercastle, Haverfordwest, Pembrokeshire.

Plan Not to Scale.

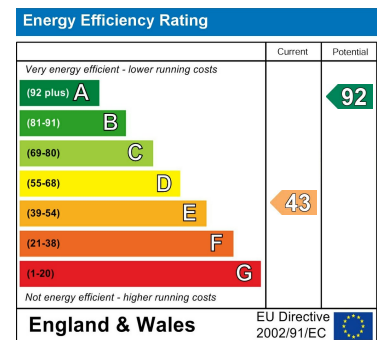
Plan for Identification Purposes Only.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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