

2 Mabws Fawr, Mathry, Haverfordwest, Pembrokeshire, SA62 5LL

**Price Guide £525,000**

- \* An attractive, Detached character 2 storey Barn Conversion.
- \* Well appointed 2/3 Reception, Kitchen/Diner, Utility, 3/4 Bedrooms, Wet and Bathroom accommodation.
  - \* Oil Central Heating, Iroko Double Glazed Windows and Doors and Loft Insulation.
- \* Large established Gardens and Grounds extending to Four Tenths of an Acre including Lawned areas, Flowering Shrubs, Mature Trees and a small Wooded Copse.
  - \* Off Road Parking for 2/3 Vehicles as well as a Garden Store Shed.
- \* Ideally suited for Family, Retirement, Investment or for Holiday Letting purposes.
  - \* Early inspection strongly advised. Realistic Price Guide.



## SITUATION

Mabws Fawr is a small Residential Complex (formerly a Farmhouse and Buildings) which is situated within a mile or so of the popular Hilltop village of Mathry.

Mathry village being close by, has the benefit of a Church, Public House, Antique Shop/Cafe/Tea Room, a former Chapel and a Village/Community Hall.

The well known Market Town of Fishguard is some 6 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, Cafés, Takeaway's, a Library, Post Office, Art Galleries, a Cinema/Theatre, Repair Garages, a Petrol Filling Station/Store, Supermarkets and a Leisure Centre.

The North Pembrokeshire Coastline at Abercastle is within 3.5 miles or so of the Property and also close by are the other well-known sandy beaches and coves at Abermawr, Aberbach, Pwllcrochan, The Parrog, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereddy and Whitesands Bay.

The Cathedral City of St Davids is some 8 miles or so south west, whilst The County and Market Town of Haverfordwest is some 12 miles or so south.

Haverfordwest being close by, has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Library, Post Office, Supermarkets, Petrol Filling Stations, a Further Education College, Leisure Centre, The County Council Offices and The County Hospital at Withybush.

There are good road links from Letterston along the Main A40 Road 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.

## DIRECTIONS

From Fishguard, take the Main A487 road south west in the direction of St Davids for 5 miles and a short distance after passing the turning for Mathry, turn left signposted for Llandeloy, Trefgarn Owen and Pen-y-Cwm. Continue on this road for Three Quarters of a Mile and take the first turning on the left for Mabws Fawr. Proceed on this road for 250 yards or so and 2 Mabws Fawr is the Property directly facing after passing the Farmhouse on your right. A "For Sale" Board is erected on site.

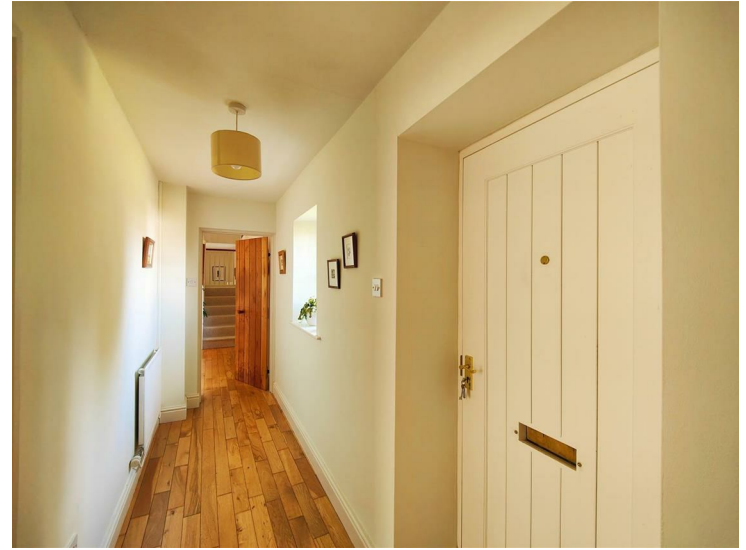
## DESCRIPTION

2 Mabws Fawr comprises a Detached 2 storey Barn

Conversion of part solid stone and mainly cavity concrete block construction with stone and brick faced front elevation and rendered and roughcast elevations under a pitched composition slate roof. Accommodation is as follows:-

## GROUND FLOOR

### Hall



14'8" x 5'0" (4.47m x 1.52m) (maximum). With a solid Oak floor, radiator, Iroko hardwood painted double glazed window, ceiling light, 2 power points and Oak doors to Kitchen/Breakfast Room and:-

### Sitting/Dining Room



29'0" x 17'3" (8.84m x 5.26m) With a solid Oak floor, Iroko painted double glazed window and fake door to front Garden and 2 pairs of Iroko painted French Doors to rear Patio and Garden, 3 ceiling lights, 3 wall uplighters, 3 double panelled radiators, TV point, telephone point, 10 power points, brick fireplace housing a Henley Multifuel Stove on a quarry tile hearth and 2 openings leading to a:-

## Study



15'6" x 9'7" (4.72m x 2.92m)

With solid Oak floorboards, painted Iroko hardwood double glazed French doors to rear Patio and Garden, Iroko painted fake door to front Garden, painted tongue and groove clad ceiling, telephone point, ceiling light and 4 power points.

## Kitchen/Breakfast Room



16'3" x 14'7" (4.95m x 4.45m)

With access to an Insulated Loft, ceramic/porcelain tile floor, range of Bespoke Oak fronted floor and wall cupboards with Oak worktops, part tile surround, TV point, telephone point, Belfast double sink with mixer tap, 2 ceiling lights, plumbing for dishwasher, fridge recess, Iroko painted double glazed window overlooking rear Garden, Iroko painted double glazed door to rear Garden, cooker box, 13 power points, Stoves Newhome freestanding Cooker Range with 8 ring L.P. Gas Cooker Hob, 2 Electric Ovens and Grill, Rangemaster Cooker Hood, 4 LED downlighters and an Oak door to:-

## Inner Hall (split level)

With fitted carpet, ceiling light and doors to Bedrooms, Wet Room and:-

## Utility Room



12'0" x 4'10" (3.66m x 1.47m)

With a ceramic/porcelain tile floor, Worcester freestanding Oil Combination/Condensing Boiler (heating domestic hot water and firing Central Heating), Iroko hardwood painted double glazed window to rear, coat hooks, ceiling light, 6 power points, electricity consumer unit and a hanging clothes rail.

## Wet Room (split level)



12'3" x 7'9" (3.73m x 2.36m)

With a porcelain tile floor, half tiled walls, Iroko hardwood painted double glazed window to rear, white suite of Wash Hand Basin and WC, chrome heated towel rail/radiator, 6 downlighters, wall mirror, towel ring, robe hook, tiled shelf and a Mira Excel Thermostatic Shower with a glass block dividing wall.



### Bedroom 3/Living Room



16'0" x 11'10" plus door recess 3'0" x 1'0" (4.88m x 3.61m plus door recess 0.91m x 0.30m)  
With fitted carpet, Iroko hardwood painted double glazed window, ceiling light, TV point, telephone point, double panelled radiator, 6 power points (2 concealed), fixed hardwood painted double glazed door and fitted wall cupboards with bookshelves over.

### Bedroom 4



11'9" x 8'3" (3.58m x 2.51m)  
With fitted carpet, Iroko hardwood painted double glazed window, radiator, fitted wardrobe, ceiling light and 4 power points.

A staircase from the Sitting/Dining Room gives access to a:-

### Half Landing

With fitted carpet and stairs to:-

### FIRST FLOOR

### Landing



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

### Bathroom



9'9" x 7'4" (2.97m x 2.24m) (maximum). With a slate effect porcelain tile floor, white suite of panelled Bath, Wash Hand Basin in a vanity surround and WC, chrome heated towel rail/radiator, uPVC double glazed window, Manrose extractor fan, ceiling light, shaver light/point, wall mirror, Mira Vista Electric Shower over Bath, glass shower screen, fully tiled walls, tiled shelf and robe hook.

## Bedroom 1



16'8" x 12'0" (5.08m x 3.66m)

With fitted carpet, ceiling light, double panelled radiator, Iroka hardwood painted double glazed window, ceiling light, TV point, telephone point, 6 power points and a double glazed door leading to an external stone staircase which leads to the rear Garden.

## Bedroom 2



14'9" x 8'11" (4.50m x 2.72m)

(maximum measurement). With fitted carpet, ceiling light, double panelled radiator, Iroka hardwood painted double glazed window, built in wardrobe, wall mirror, 3 ceiling spotlight, ceiling light and 6 power points.

## Externally

Directly to the fore of the Property is a good sized Lawned Garden with Flowering Shrubs and a Paved Path which leads onto the Access Road.

Directly to the rear of the Property is a Paved Patio together with 2 small Wildlife Ponds and beyond is a large Lawned Garden which is bisected by a stream as well as an abundance of Flowering Shrubs, an Apple Tree, Cherry Tree, Mature Trees, a Wooded Copse on the eastern

boundary (which is a home to a mass of bluebells) as well as a gravelled hardstanding area allows for ample Vehicle Parking and Turning Space. In addition, there is a:-

## Garden Shed

7'6" x 6'0" (2.29m x 1.83m)

(approx) as well as a:-

Bunded Oil Tank.

6 Outside Electric Lights and an Outside Water Tap.

In all, the Property stands in Four-Tenths of an Acre or thereabouts. The boundaries of the Property are edged in red on the attached copy of The Land Registry Plan to the Scale of 1/2500.

## SERVICES

Mains Water and Electricity are connected. Drainage to a Septic Tank. Oil Central Heating. Iroka painted hardwood double glazed windows and doors. Loft/Roof Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

## TENURE

Freehold with Vacant Possession upon Completion.

## RIGHTS OF WAYS

Vehicular and Pedestrian Access Rights of Ways exist in favour of the Property over the tarmacadamed, concreted and hardsurfaced lane which leads off the Mathry to Llandeloy Council Maintained District Road.

## REMARKS

2 Mabws Fawr is a deceptively spacious Detached 2 storey character Private Residence (the result of a Barn Conversion and extension) which stands in a small Complex at Mabws Fawr, within a mile or so of the popular hilltop village of Mathry. The Property is in excellent decorative order throughout benefiting from Oil Central Heating, Hardwood (Iroka) painted Double Glazed Windows and Doors and both Loft and Roof Insulation. It stands in it's own good sized Mature Gardens and Grounds including Lawned areas, Flowering Shrubs, Paved Patios, a Wooded Copse, Soft Fuits and an Apple Tree. In addition, it has Off Road Parking for 2/3 Vehicles. It is ideally suited for Family, Retirement or for Investment purposes and is offered "For Sale" with a realistic Price Guide. Early inspection is strongly advised.

H.M. LAND REGISTRY

WA78770

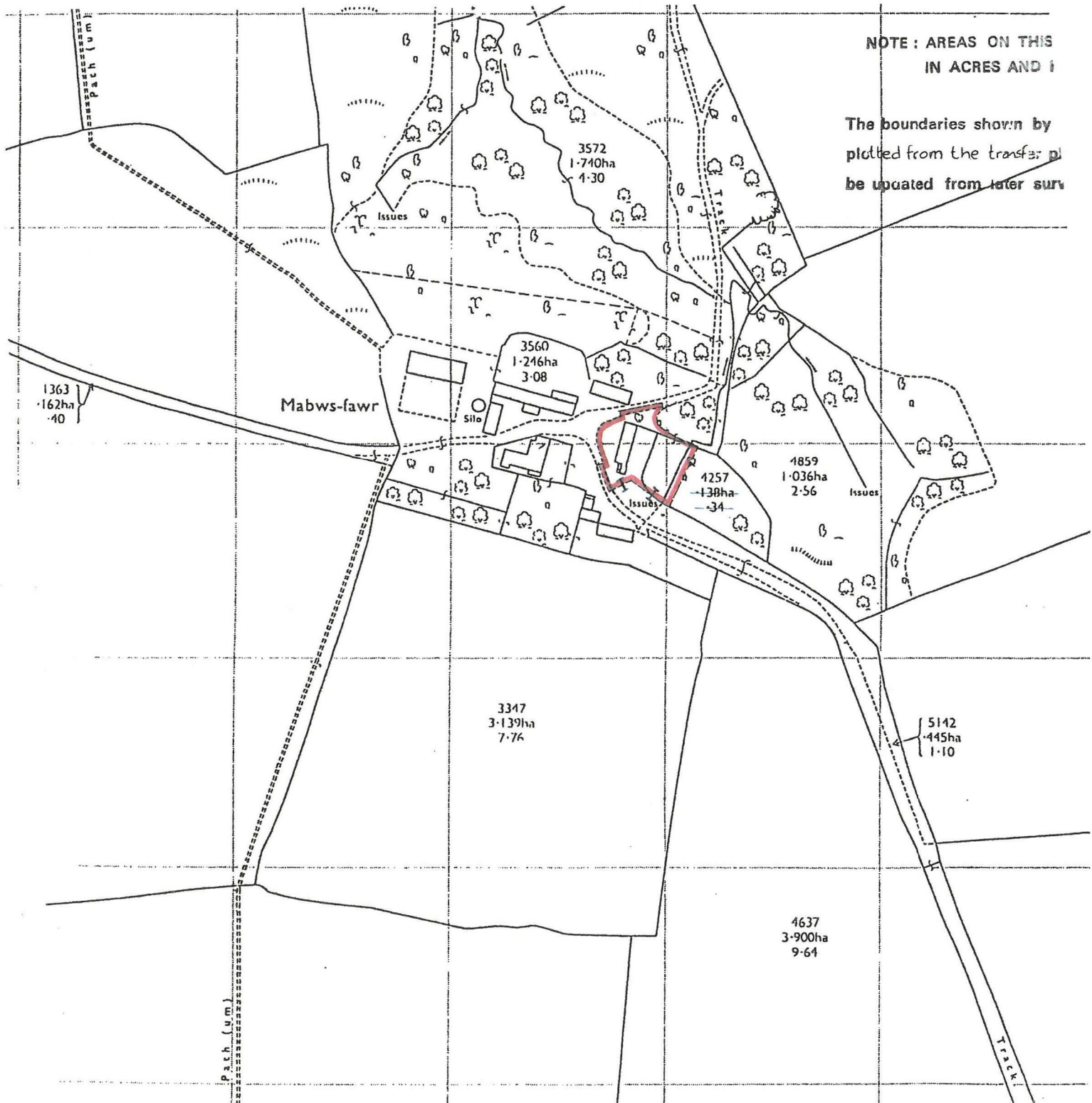
ORDNANCE SURVEY  
PLAN REFERENCE

SM8830

Scale  
1/ 2500

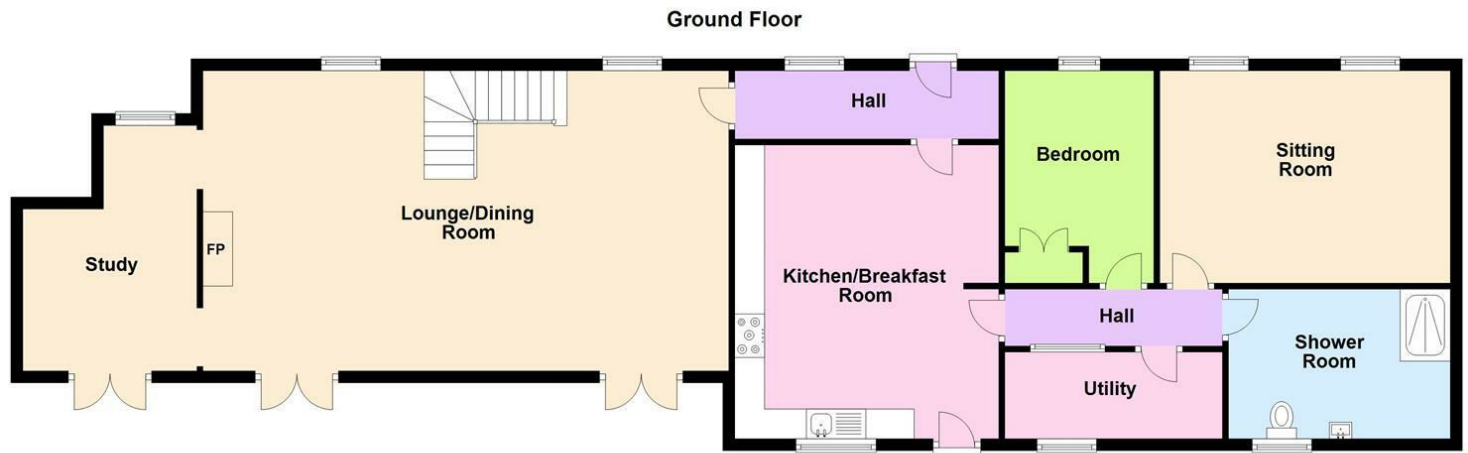
ADMINISTRATIVE AREA PEMBROKESHIRE / SIR BENFRO

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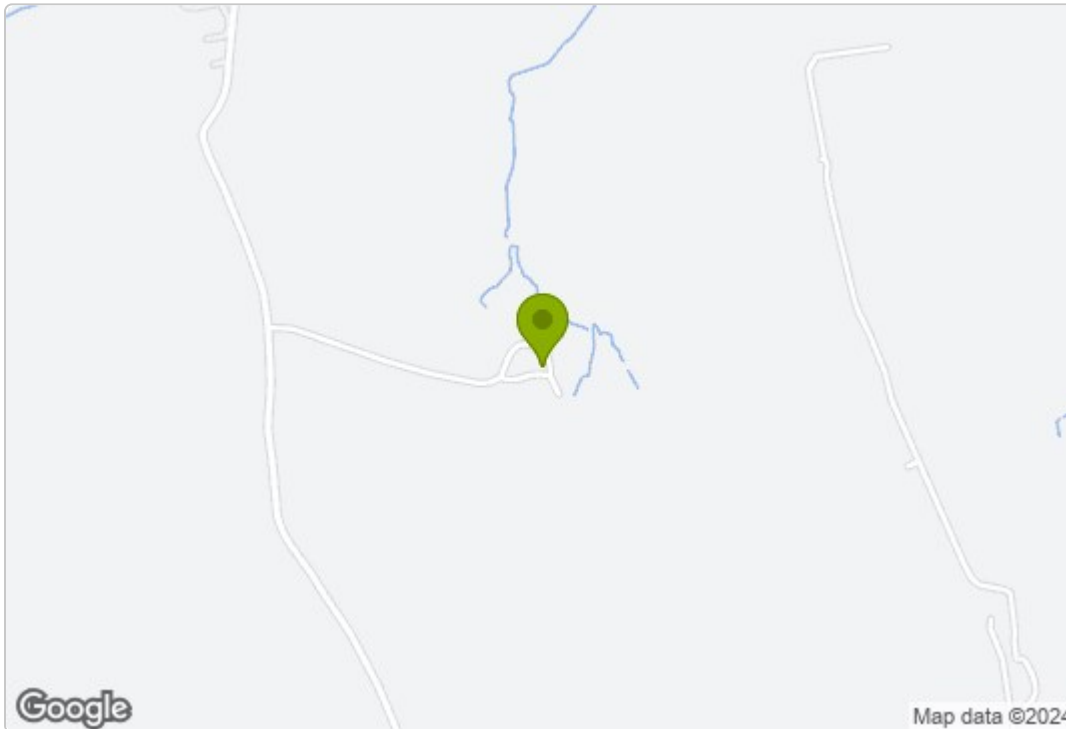


# Floor Plan



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	<b>71</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Council Tax Band - E

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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