



Trewennol, 8 Ffordd Y Felin, Trefin, Haverfordwest, Pembrokeshire, SA62 5AX

Price Guide £395,000

*An attractive Detached Double Fronted 2 storey Character residence.

*Well appointed 3/4 Reception, 2 Bath/Shower Room and 4/5 Bedroom accommodation.

*Rear Patio together with a Private Enclosed Lawned Garden with Flowering Shrubs.

*Adjacent Garden/Plot together with a Garage and 2 Store Sheds.

*All Mains Services. Economy 7 Electric Heating. Hardwood Double Glazed Windows and Doors. Loft Insulation.

*Ideally suited for Family, Retirement, Holiday Letting or for Investment purposes.

*Early inspection strongly advised. Realistic Price Guide.

Situation

Trefin is a popular village which stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (8 miles North East) and the Cathedral City of St Davids (8 miles South West). The County and Market Town of Haverfordwest is some 16 miles or so South East.

Trefin has the benefit of a Public House, Post Office/Cafe, a Chapel, Art Gallery and a Youth Hostel. Within a mile or so is the hamlet of Square & Compass which has the benefit of a Petrol Filling Station/Store and a Public House. The other well known village of Croesgoch is within 2 ½ miles or so and has the benefit of a Primary School, Art Gallery, Public House/Post Office, Repair Garage, Chapel, Hairdressers and an Agricultural Store.

The other well known villages of Mathry and Letterston are within a few miles of Trefin.

The County and Market Town of Haverfordwest is within easy car driving distance 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 at 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.

The Pembrokeshire Coastline at Aberfelin is within a third of a mile or so by road of the Property and also close by are the other well known sandy beaches and coves at Abercastle, Abermawr, Aberbach, Pwllcrochan, The Parrog, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

Trefin stands within the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

Trewennol stands in the heart of the village, in an elevated location and within a short walk of the majority of its amenities.

Directions

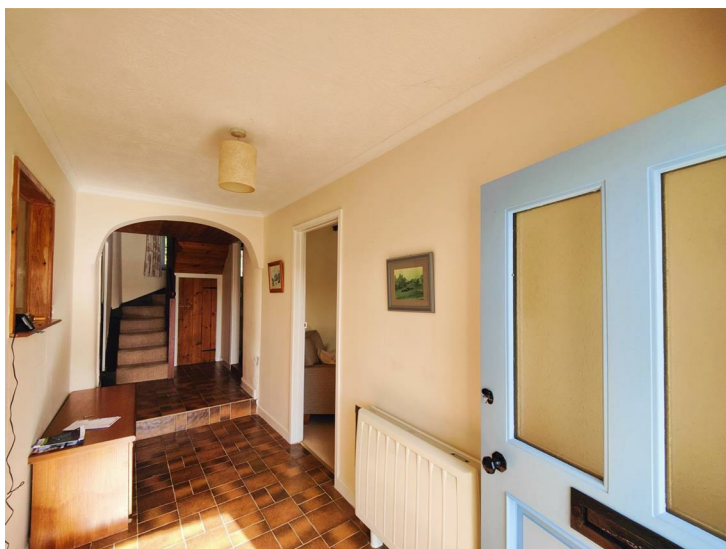
From Fishguard take the Main A487 road south west for some 7 miles passing through the hamlet of Square and Compass and a few hundred yards or so further on take the turning on the right signposted to Trefin. Continue on this road for a mile or so and in the village of Trefin proceed over the bridge and continue up to the centre of the village and bear left and Trewennol is elevated on the right beyond the rocky outcrop in the centre of the village.

Description

Trewennol comprises a Detached 2 storey Dwelling House (built in 1830) of mainly solid stone construction with coloured stone faced elevations under a pitched natural slate roof. Accommodation is as follows:-

Hardwood Painted Double Glazed Entrance Door to:-

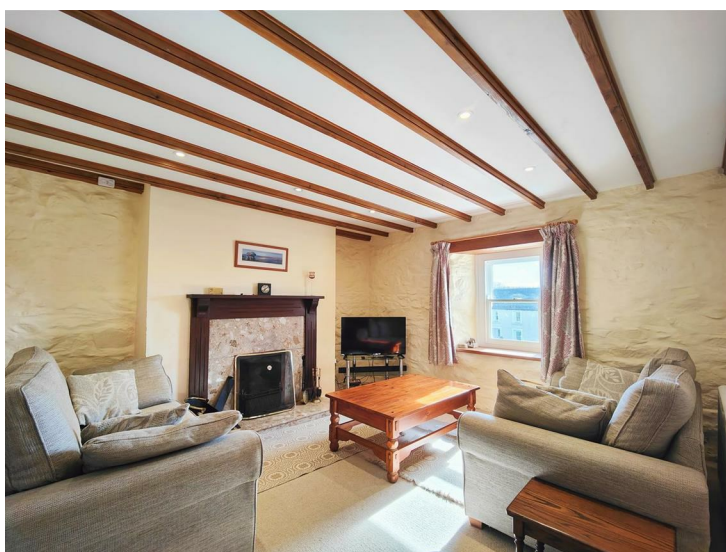
Hall



12'8" x 5'3" (3.86m x 1.60m)

With ceramic tile floor, Dimplex storage heater, telephone point, 1 power point, cove and artex ceiling, ceiling light, archway and step up to Inner Hall and door to:-

Sitting Room



13'1" x 12'6" maximum (3.99m x 3.81m maximum)

With fitted carpet, Marble open fireplace with hardwood surround, open beam ceiling, Dimplex storage heater, hardwood painted double glazed window, TV aerial cable, coloured natural stone walls, 6 downlighters, carbon monoxide alarm, 4 power points and an archway with step up to:-

Snug



12'4" x 6'10" maximum (3.76m x 2.08m maximum)
With ceramic tile floor, Inglenook feature fireplace, open beam ceiling, 2 power points, ceiling spotlight, hardwood painted double glazed door to rear garden, Dimplex storage heater, uPVC double glazed window to rear Garden and door to:-

Inner Hall

8'0" x 4'9" (2.44m x 1.45m)
With ceramic tile floor, staircase to First Floor, understairs cupboard, pine tongue and groove clad ceiling, archway and step down to Hall and door to:-

Kitchen



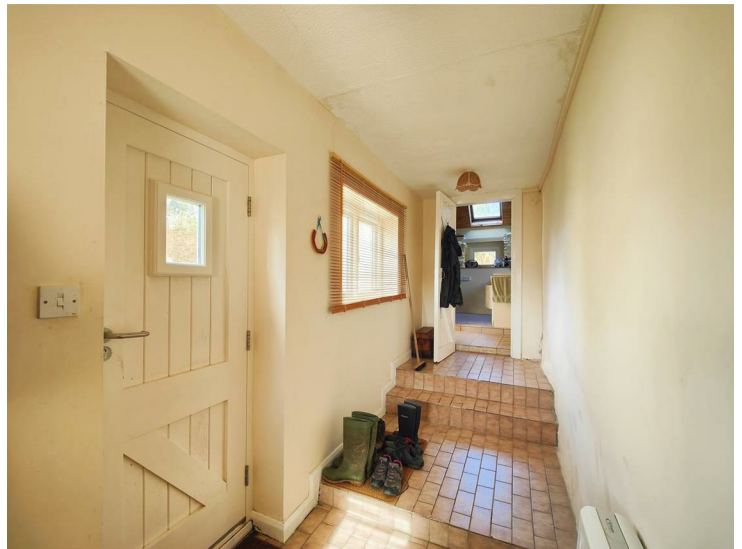
12'9" x 6'9" (3.89m x 2.06m)
With ceramic tile floor, range of floor and wall cupboards, 4 ceiling spotlight, open beam ceiling, part tile surround, plumbing for dishwasher, single drainer one and a half bowl silk quartz sink unit, 2 hardwood painted double glazed windows, cooker box, 9 power points (2 concealed), Stoves freestanding 4 ring electric Cooker with oven and grill, appliance points and archway with step down to:-

Dining Room



12'10" x 12'1" (3.91m x 3.68m)
With ceramic tile floor, brick fireplace housing a Charnwood woodburning stove on a quarry tile hearth, TV shelf, wall light, hardwood painted double glazed window, cove and artex ceiling, ceiling light, fitted floor and wall cupboards, pine corner shelves, part tile surround, Dimplex storage heater, 4 power points, ceiling light and pine door to:-

Side Entrance Hall (Split Level)



16'6" x 5'6" plus door recess 2'7" x 2'5" (5.03m x 1.68m plus door recess 0.79m x 0.74m)
With ceramic tile floor, 2 hardwood painted double glazed windows with blinds, coat hooks, hardwood painted double glazed door to exterior, Dimplex storage heater, 2 ceiling lights, 2 power points and door to:-

Rear Hall

6'10" x 4'3" approx (2.08m x 1.30m approx)
With a low level door to Rear Garden, ceramic tile floor, electricity consumer unit, door to Shower Room and an opening with step up to:-

Utility/Play/Games Room



15'8" x 8'6" (4.78m x 2.59m)

With ceramic tile floor, plumbing for automatic washing machine, single drainer stainless steel sink unit with hot and cold, coloured natural stone walls, Velux window, cold water tap, 2 hardwood painted double glazed windows, raised shelf, pine tongue and groove clad ceiling, ceiling light, Dimplex storage heater and 6 power points.

Shower Room



9'8" x 4'0" (2.95m x 1.22m)

With ceramic tile floor, suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Mira Zest electric shower, mirror fronted pine bathroom cabinet, wall mirror, glass shelf, towel ring, electrically heated towel rail/radiator, pine towel rail, Velux window, strip light, pine tongue and groove clad ceiling and an Emma extractor fan.

A staircase from the Inner Hall gives access to the a:-

First Floor

Split Level Landing



9'0" x 8'7" maximum (2.74m x 2.62m maximum)

With fitted carpet, hardwood painted double glazed window to rear off the stairs and stairs, open beam and pine tongue and groove clad ceiling, smoke detector (not tested) and a ceiling light on dimmer.

Bedroom 1



13'2" x 11'4" (4.01m x 3.45m)

With cove and artex ceiling, ceiling light, pine floorboards, Dimplex storage heater, hardwood painted double glazed sash window, TV point, coloured natural stone wall, feature fireplace with slate hearth and 6 power points.

Bedroom 4



12'6" x 7'0" maximum (3.81m x 2.13m maximum)
With fitted carpet, open beam and pine tongue and groove clad ceiling, Velux window, coloured natural stone wall, wall spotlight, 2 power points, Dimplex storage heater, pine shelf, sloping ceiling and a clothes closet with hanging rail.

Bedroom 2



13'0" x 9'0" plus door recess 2'10" x 2'3" (3.96m x 2.74m plus door recess 0.86m x 0.69m)
With fitted carpet, cove and artex ceiling, ceiling light, built in wardrobe with pine doors, hardwood painted double glazed sash window, Dimplex storage heater, ceiling light and 4 power points.

Bedroom 3



9'11" x 8'1" (3.02m x 2.46m)
With fitted carpet, hardwood painted double glazed window, open beam and pine tongue and groove clad ceiling, 2 power points, built in wardrobe with pine doors, Dimplex storage heater and access to a part boarded and part insulated Storage Loft with pine tongue and groove clad ceiling, reduced headroom and ceiling light.

Bathroom



12'8" x 6'10" (3.86m x 2.08m)
With vinyl floor covering, white suite of panelled Bath, Wash Hand Basin and WC, part tile surround, glazed shower screen, open beam and artex ceiling, hardwood painted double glazed window with roller blind, shaver light/point, chrome electrically heated towel rail/radiator, toilet roll holder, towel ring, tiled shelf, bathroom cabinet, ceiling light and an Airing Cupboard with shelves housing a lagged copper hot water cylinder and immersion heater on timeswitch.

Externally

To the side of the Property is a hardstanding area which allows for Vehicle Parking Space. There is a private enclosed Garden to the rear with a Patio Area and a raised

Lawned Garden with Flowering Shrubs. Adjacent to the Garden is a further Garden Area/Plot on which stands a:-

Garage/Workshop



23'5" x 11'2" (7.14m x 3.40m)

Of concrete block construction with 2 single windows, electricity consumer unit, double wooden doors, 2 ceiling lights and 6 power points.

Adjoining the Garage/Workshop are 2 small Lean to Store Sheds. There is also a good sized Lawned Garden to the side with Trees and Flowering Shrubs and a Pedestrian Access leading out onto North End. This Garden has residential development potential (Subject to any necessary Planning Consents).

Services

Mains Water, Electricity and Drainage are connected. Economy 7 Electric Heating. Hardwood painted Double Glazed Windows and Doors. Loft Insulation. Telephone, subject to British Telecom Regulations (not connected).

Tenure

Freehold with Vacant Possession upon Completion.

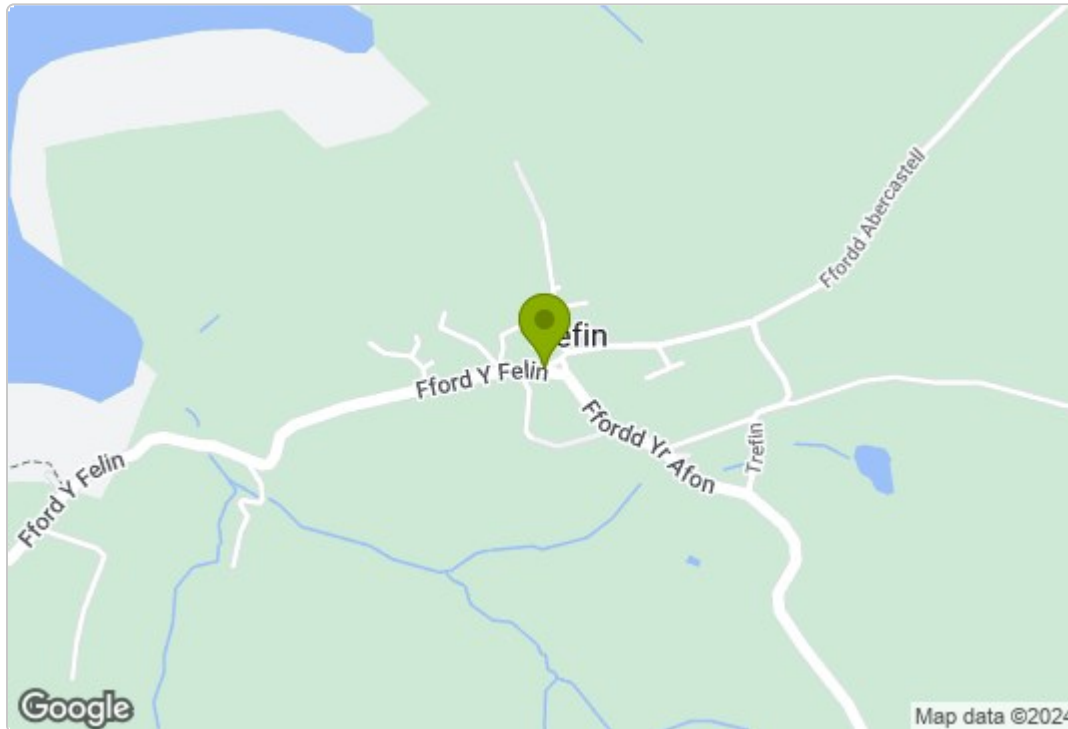
Remarks

Trewennol is a deceptively spacious Detached 2 storey character Private Residence which is ideally suited for Family, Early Retirement, Investment or Letting purposes. The Property has a wealth of character and is in excellent decorative order, benefitting from Economy 7 Electric Heating, Hardwood Painted Double Glazed Windows and Doors and Loft Insulation. In addition, there is a rear Concreted Patio and Lawned Gardens as well as a Separate Garden with Lawned areas and Flowering Shrubs together with a Garage/Workshop and 2 small Garden Sheds on which there is Residential Development potential, Subject to Planning. Properties of this nature are few and far between and early inspection is strongly advised.

Floor Plan



Area Map



Energy Efficiency Graph

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

Council Tax Band -

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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com