



Llwyndewi, Castlemorris, Haverfordwest, Pembrokeshire, SA62 5ES

Price Guide £228,500

- *An attractive Detached single storey Cottage Residence (the result of a Barn Conversion).
- *Well appointed 1/2 Reception, Kitchen/Breakfast, 2 Bedrooms and Bathroom accommodation.
 - *uPVC Double Glazed, Economy 7 Electric Heating and Loft Insulation.
 - *Good sized Lawned Gardens with Mature Trees etc.
 - *Concrete Hardstanding allowing for ample Vehicle Parking Space.
 - *Ideally suited for a Couple, Holiday Letting or Investment purposes.
 - *Early inspection strongly advised. Realistic Price Guide.

SITUATION

Llwyn-y-Gorras lies between the villages of Mathry and Castlemorris, some 5 miles or so south west of the Market Town of Fishguard. There are 2 Public Houses, Parish Church, Community Hall, Carft Shop and an Agricultural Store within a mile approximately.

The larger village of Letterston is some 3 miles away and has a Post Office/Butchers, Grocery Store, Garage, Hairdresser, a Fish & Chip Shop Restaurant/Takeaway, a Petrol Filling Station/Store and a Licensed Restaurant.

The National Park Coast Walk is about 3 miles away at Abercastle and The National Trust Woodlands and Sandy beaches at Abermawr and Aberbach are a short drive or bike ride.

Fishguard and St Davids have good Shopping Centres, Leisure Facilities with Swimming Pools, Hairdressing and Beauty Salons, Farmers Markets and Restaurants, GP Practices, Dentists and Secondary Schools, Chapels, Parish Churches and the Cathedral. Both centres have well celebrated music festivals with international artists.

The County and Market Town of Haverfordwest is the main administrative centre and the location of the General Hospital. It also has a good selection of National Chain Stores and Supermarkets, a Cinema, Theatre, County Library and Museum, The County Council Offices and The County Hospital at Withybush.

There are good rail links along the Main A40 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.

Llwyndewi is approached off the Council Maintained District Road via a 400 yard hardsurfaced track.

DIRECTIONS

From Fishguard, take the Main A487 Road south west in the direction of St Davids for some 4.5 miles and take the turning on the left towards Castlemorris and Letterston (opposite the turning on the right for Mathry). Continue on this road for half a mile or so and take the first turning on the right. Continue on this road for 400 yards or so and take the first turning on the right, signposted Llwyn-y-Gorras. A 400 yard hardsurfaced track leads into the Property.

DESCRIPTION

Llwyndewi comprises a Detached single storey Cottage (the result of a Barn Conversion) of solid stone and cavity concrete block construction with coloured stone, natural stone and rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

Composite Double Glazed Entrance Door to:-

Kitchen/Breakfast Room



11'8" x 8'9" (3.56m x 2.67m)
plus 3'3" x 2'8" (0.99m x 0.81m). With ceramic tile floor, Dimplex storage heater, range of floor and wall cupboards, inset single drainer stainless steel sink unit with hot and cold, part tiled surround, uPVC double glazed window, cooker box, 6 power points, Manrose extractor fan, 4 ceiling spotlight, Airing Cupboard with shelves housing a pressurised hot water cylinder and immersion heater, door to Inner Hall and an opening to:-

Living Room



13'7" x 12'0" (4.14m x 3.66m)
With ceramic tile floor, 2 uPVC double glazed windows, Multifuel Stove on a Slate hearth, recessed alcove with shelves (currently housing TV), ceiling light, electric radiator, 6 power points and uPVC double glazed French Doors to:-

Utility/Store/Garden Room



9'8" x 6'3" (2.95m x 1.91m)

With pine tongue and groove clad walls, 2 single glazed windows, coat hooks, 2 power points and a half glazed door to rear Garden.

Inner Hall



14'0" x 3'0" (4.27m x 0.91m)

With fitted carpet, storage heater, uPVC double glazed window, 2 power points, ceiling light, Mains smoke detector and doors to Bedrooms and:-

Bathroom



8'2" x 5'9" (2.49m x 1.75m)

With uPVC double glazed window, suite of pine panelled Bath, Wash Hand Basin and WC, part tile surround, Chrome electrically heated towel rail, toilet roll holder, ceiling light, Manrose extractor fan, access to an Insulated Loft, Mira Jump electric Shower over Bath and a glass shower screen.

Bedroom 1



11'6" x 8'4" (3.51m x 2.54m)

With fitted carpet, storage heater, 2 uPVC double glazed windows, electric consumer unit, ceiling light and 4 power points.

Bedroom 2



10'5" x 8'4" (3.18m x 2.54m)

With fitted carpet, 2 uPVC double glazed windows, electric radiator, ceiling light and 4 power points.

Externally

There is a concrete path directly to the fore of the Property and adjacent to the south eastern gable end of the cottage is a concrete hardstanding which allows for Vehicle Parking Space. There is a large Lawn and former Vegetable Garden with Mature Trees and a Plastic Garden Shed. Delightful rural views in the direction of Mathry can be enjoyed from the Garden.

Outside Electric Light and Outside Water Tap.

The boundaries of Llwyndewi are edged in red on the attached Plan to the Scale of 1/1250.

SERVICES

Mains Water (metered supply) and Electricity are connected. Shared Septic Tank Drainage. Economy 7 Electric Heating. uPVC Double Glazed. Loft Insulation. Telephone, subject to British Telecom Regulations.

TENURE

Freehold with Vacant Possession upon Completion.

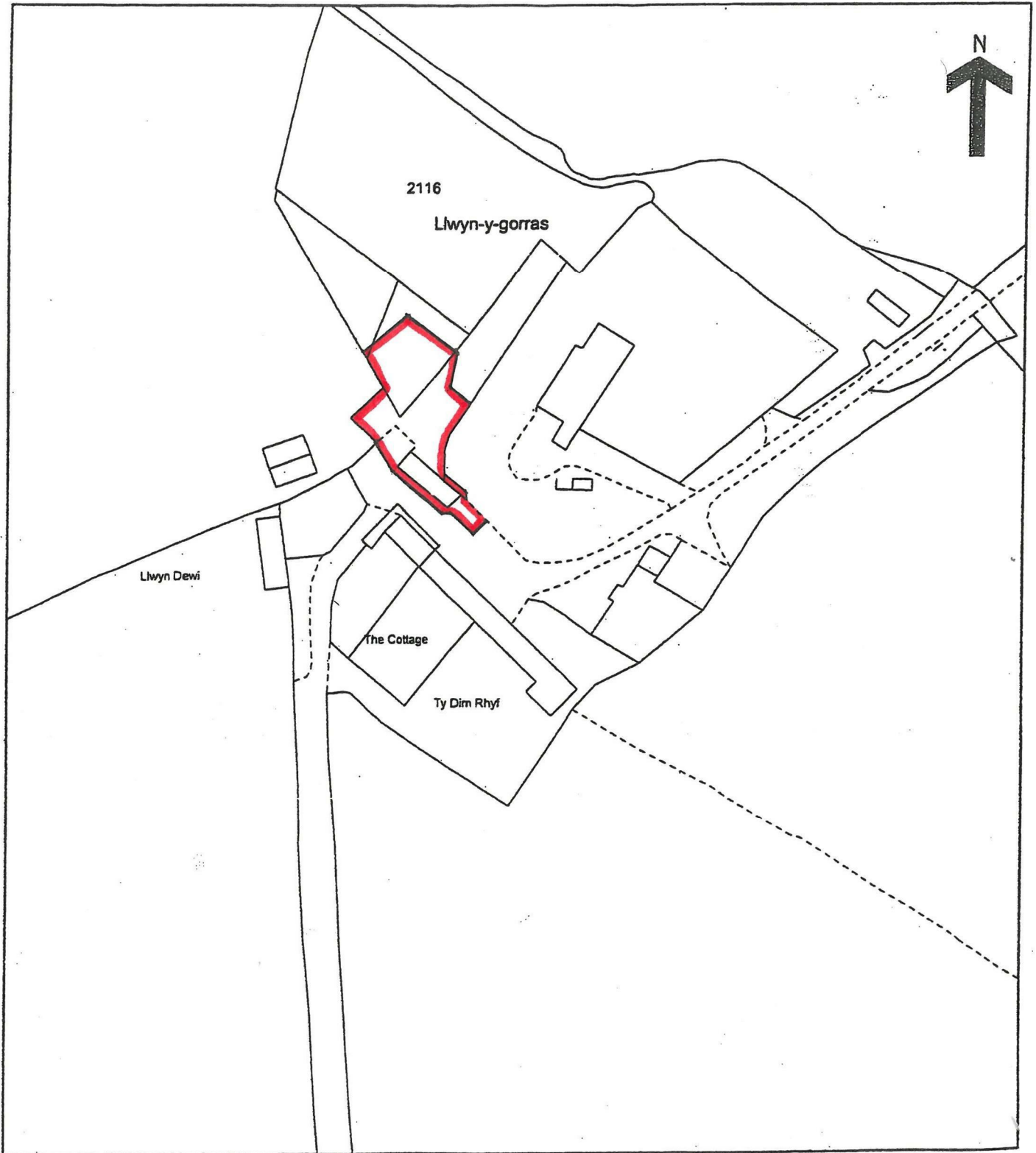
PLANNING PERMISSION

There is Planning Permission for a replacement extension and alterations to the Utility/Store/Garden Room in accordance with the attached Plans. The Planning Permission is available upon request.

REMARKS

Llwyndewi is an attractive Detached single storey character Cottage (the result of a Barn Conversion) which stands in a delightful rural location within 1.5 miles or so of the popular hilltop village of Mathry. The Property is in excellent decorative order throughout and has comfortable 2 Bedroom accommodation benefiting from newly fitted uPVC Double Glazed Windows and Doors, Electric Heating and Loft Insulation. It is ideally suited for a

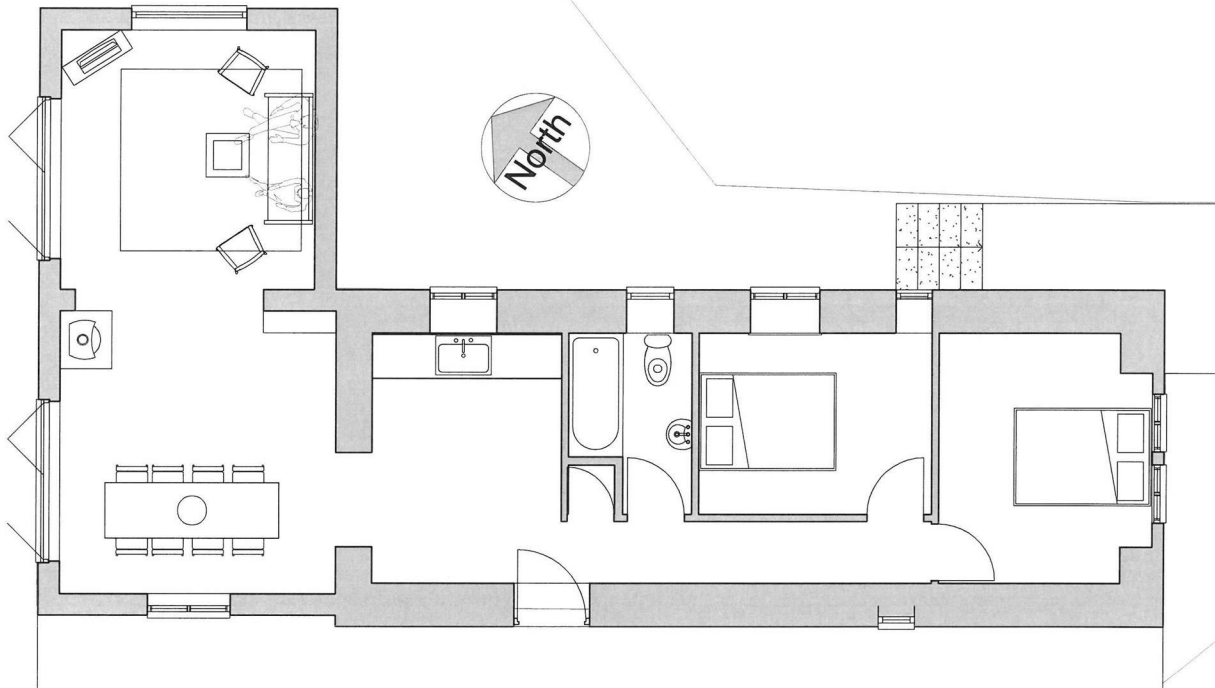
Couple, Small Family, Investment or Holiday Letting. In addition, it has a good sized Gardens and Grounds together with Mature Trees and ample Vehicle Parking Space. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.



**Llwyndewi, Llyn-y-Gorras, Castlemorris,
Haverfordwest, Pembrokeshire**

Plan Not to Scale.

Plan for Identification Purposes Only

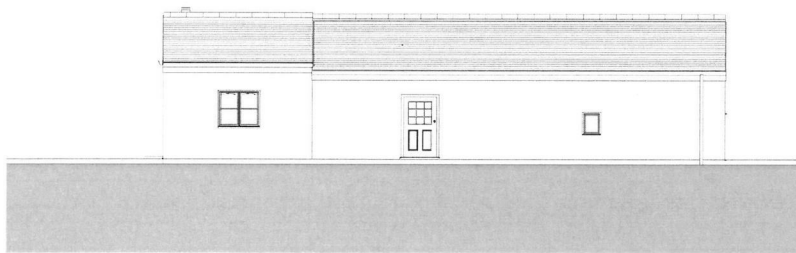


Ground Floor - Proposed
1 : 50

Iain MacRae
2 Roseneath, Dinas, Pembrokeshire, SA42 0XB
Tel 01348 811675 07766086225
ir.macrae@gmail.com

Scales as Shown @ A3

Drawing 4
Proposed Floor Plan
Llwyn Dewi, Llwyn Y Gorras, Castle Morris
November 2020

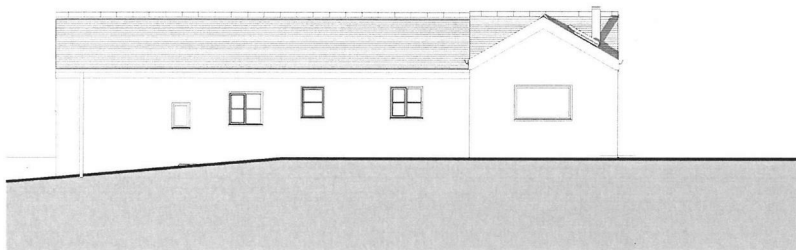


West Elevation - Proposed
1 : 100

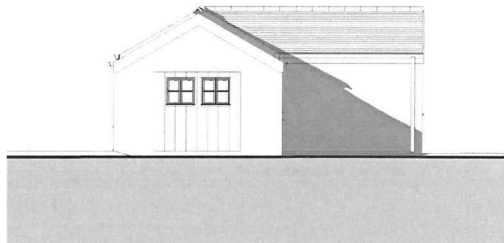


North Elevation - Proposed
1 : 100

Proposed Materials
Walls Colourwashed render to match
Roof Natural Slate
Windows & Doors uPVC to match existing
Rainwater Goods uPVC



East Elevation - Proposed
1 : 100



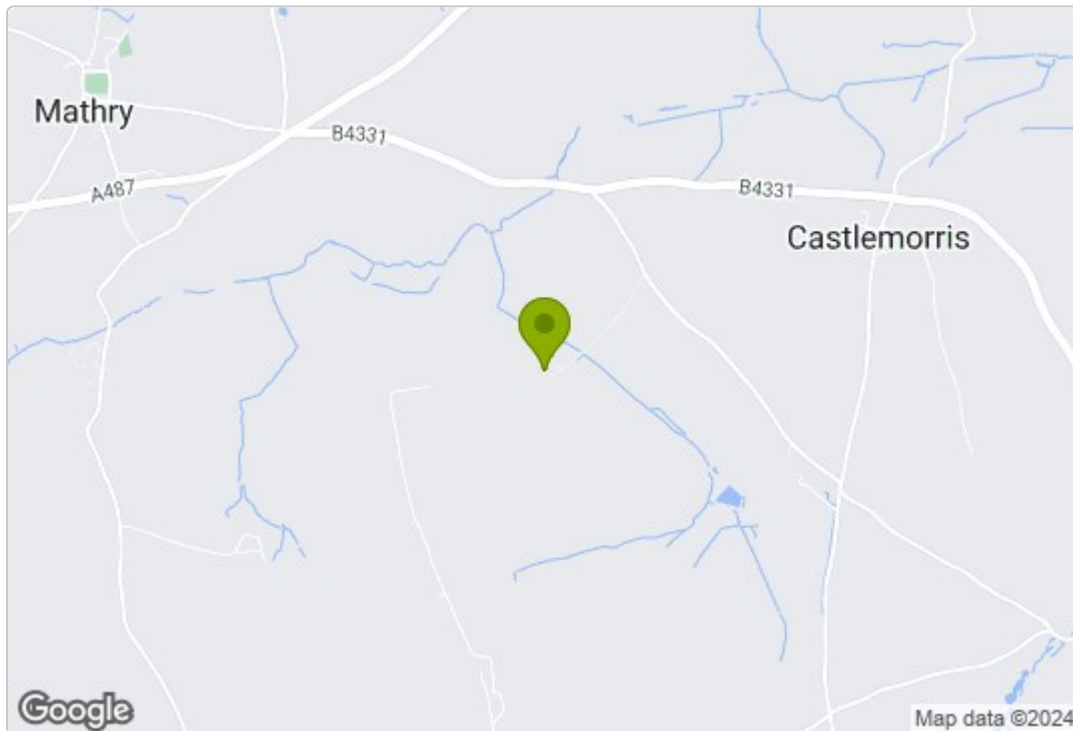
South Elevation - Proposed
1 : 100

Iain MacRae
2 Roseneath, Dinas, Pembrokeshire, SA42 0XB
Tel 01348 811675 07766086225
ir.macrae@gmail.com

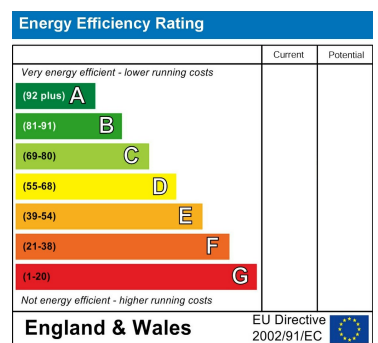
Scales as Shown @ A3

Drawing 3
Proposed Elevations
Llwyn Dewi, Llwyn Y Gorras, Castle Morris
November 2020

Area Map



Energy Efficiency Graph



Council Tax Band - B

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.