



## Cwmheldeg Cottage, Ffordd Yr Afon, Trefin, Haverfordwest, Pembrokeshire, SA62 5AU

**Price Guide £295,000**

- \* A deceptively spacious Detached 2 storey character Cottage.
- \* Well appointed Sitting Room, Kitchen/Diner, Cloakroom, 3 Bedrooms and 2 Bath/Shower Room accommodation.
  - \* Oil fired Central Heating, Double Glazed Windows and Doors, Cavity Wall and Loft Insulation.
  - \* Stone Walled Forecourt with Ornamental Stone areas and a Block Pavior Path leading to front door.
- \* Block Pavior hardstanding to side allowing for Off Road Vehicle Parking and a Private enclosed Indian Sandstone Paved Courtyard Garden at the rear of the Cottage.
  - \* Ideally suited for a Small Family, a Couple, Investment or for Holiday Letting.
- \* Inspection essential to appreciate the qualities and character of this exceptional Coastal Cottage. Realistic Price Guide.

## Situation

Trefin is a popular Coastal 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, Gift Shop, 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.

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

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

Cwmheldeg Cottage is situated within 100 yards or so of the centre of the village and is within a short walk of all it's 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 three quarters of a mile or so and upon entering the village of Trefin proceed over the bridge and up the hill and Cwmheldeg Cottage is situated on the left hand side of the road (opposite the Car Park on the right). A 'For Sale' board is erected on site.

## Description

Cwmheldeg Cottage is a Detached 2 storey Cottage with rendered walls and coloured elevations under a pitched slate roof. Accommodation is as follows:-

### Double Glazed Entrance Door to:-

### Sitting Room



15'6" x 13'10" (4.72m x 4.22m )

With ceramic tile floor, 2 double panelled radiators, fireplace housing a Morso multifuel stove on a slate hearth, coved ceiling, ceiling light and 2 picture lights, telephone point, 8 power points, TV aerial cable, understairs cupboard, 2 double glazed sash windows, staircase to First Floor, mains smoke detector and Oak door to:-

### Kitchen/Dining Room



17'6" x 16'3" (5.33m x 4.95m )

('L' shaped maximum) With ceramic tile floor, range of fitted Oak floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, built in Zanussi Single Oven/Grill, 4 ring Induction Hob, Cooker Hood (externally vented), built in Fridge and Freezer, built in Dishwasher and Washing Machine, part tile surround, 2 double glazed sash windows (one uPVC double glazed with roller blind), Boiler Cupboard housing a Worcester Heatslave 20/25 freestanding Oil Combination Boiler with shelves, built in Broom/Cloaks Cupboard with hanging rail and shelf, 9 power points, Composite double glazed French doors to Rear Courtyard Garden and an Oak door to:-

## Cloakroom



5'4" x 3'11" (1.63m x 1.19m )

With ceramic tile floor, double glazed sash window, wall mirror, ceiling light, white suite of Wash Hand Basin with mixer tap and WC, towel ring, toilet roll holder, tile splashback, Oak shelf, double panelled radiator, cloak/robe/towel hooks and electricity fuse box.

## First Floor

### Landing

14'2" x 8'10" (4.32m x 2.69m )

('T' shaped maximum) With fitted carpet, radiator, double glazed sash window and 2 ceiling lights.

### Bedroom 1



15'1" x 8'11" (4.60m x 2.72m )

('L shaped maximum) With fitted carpet, 2 double glazed sash windows, 2 ceiling lights, large built in Wardrobe with hanging rail, shelves and sliding doors. Built in Airing Cupboard with radiator and shelves. 6 power points.

## Bedroom 2



9'8" x 8'7" (2.95m x 2.62m )

With fitted carpet, double glazed sash window, ceiling light, composite double glazed stable door to an external stone/slate staircase leading to Ground Floor, ceiling light, 6 power points, double panelled radiator, 2 wall spotlights and Oak door to:-

## En Suite Shower Room



7'8" x 2'11" (2.34m x 0.89m )

With LVT Oak flooring, white suite of WC, Wash Hand Basin in vanity surround and a glazed and tiled Shower Cubicle with a thermostatic shower, toilet roll holder, towel ring, tile splashback, wall mirror, 2 Oak shelves, ceiling light and an extractor fan.

### Bedroom 3



10'8" x 6'5" (3.25m x 1.96m )

With fitted carpet, radiator, double glazed sash window, ceiling light and 2 power points.

### Bathroom



8'11" x 6'2" (2.72m x 1.88m )

With LVT Oak flooring, chrome dual fuel heated towel rail and radiator, white suite of WC, Wash Hand Basin and a panelled Bath with shower attachment and Thermostatic Shower, glazed shower screen, part tile surround, toilet roll holder, towel ring, Oak shelf, ceiling light, uPVC double glazed sash window, wall mirror, shaver point, Xpelair air extractor, towel/robe hooks and painted tongue and groove clad walls.

### Externally

A block pavior drive/hardstanding adjacent to the southern gable end of the Cottage allows for Off Road Parking for One Vehicle. Directly to the fore of the Property is a stone wall forecourt with a block pavior path with ornamental stone areas. Adjacent to the northern gable end of the Cottage is a Carbery 650 Litre Bunded Oil Tank together with a Garden Store Shed 6'0" x 3'0" approx.

Adjacent to the southern gable end of the Cottage is a Bin Store and an external Stone/Slate Staircase which leads to the First Floor Bedroom.

A pedestrian gateway from the Vehicle Parking area leads to a private enclosed Indian Sandstone Paved Courtyard Garden.

2 Outside Water Taps, 2 Outside Electric Lantern Lights and 4 Outside Power Points.

### Services

Mains Water, Electricity and Drainage are connected. Oil fired Central Heating. Double Glazed Sash Windows. (2 uPVC Double Glazed), Composite Double Glazed Doors. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations.

### Tenure

Freehold with Vacant Possession upon Completion.

### Remarks

Cwmheldeg Cottage is a deceptively spacious Detached 2 storey character Cottage which stands in a convenient location in this popular coastal village and being ideally suited for a small Family, a Couple, Investment or for Holiday Letting purposes. The Property is in excellent decorative order throughout, benefitting from Oil Central Heating, Double Glazed Windows and Doors and both Cavity Wall and Loft Insulation. In addition, it has a walled forecourt together with a block pavior hardstanding allowing for Off Road Vehicle Parking as well as a private enclosed Indian Sandstone Paved Courtyard. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised in order to appreciate the qualities and character of this exceptionally well maintained Cottage.

### Bedroom 1



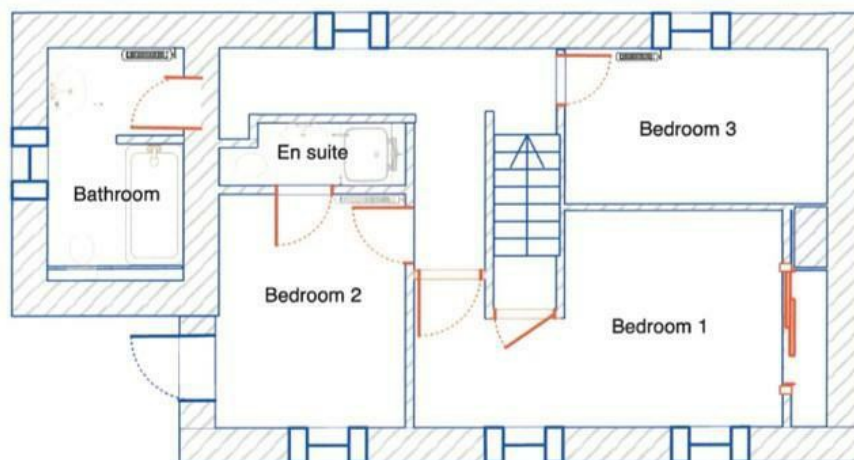
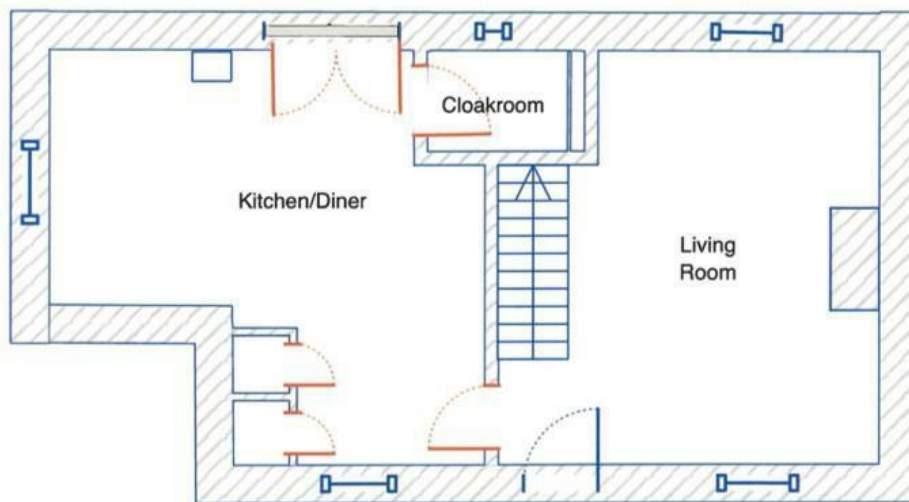
Aberfelin Beach



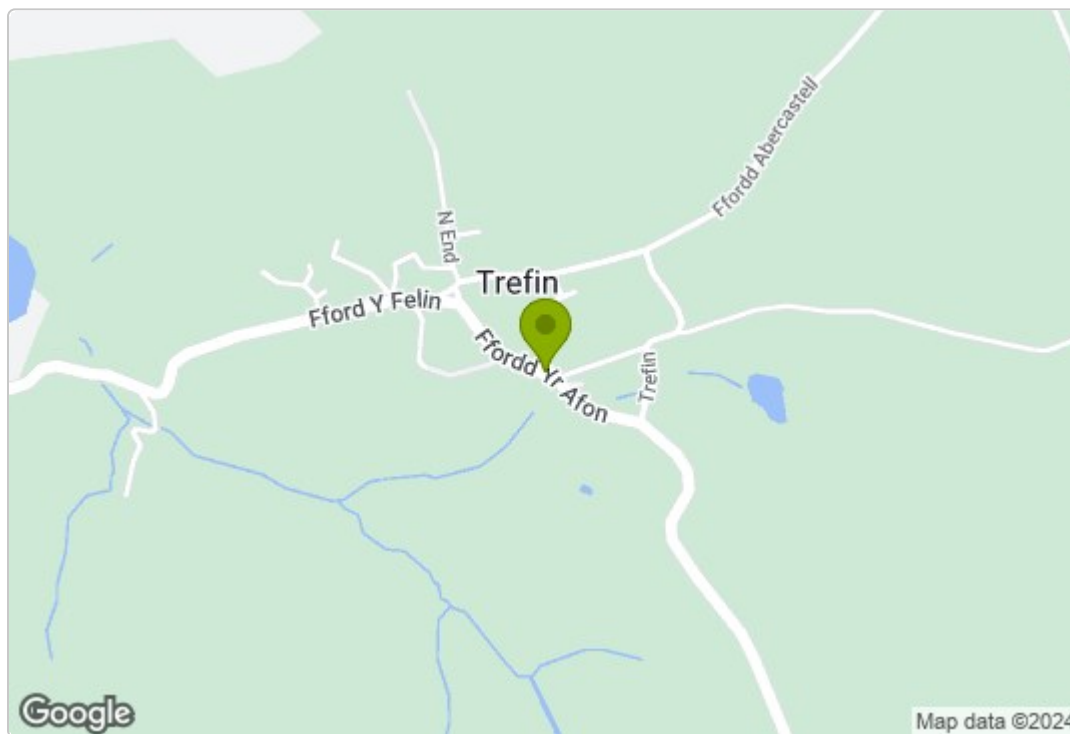
Location of Cwmheldeg Cottage



## 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		57	76
(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 - E

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