



Garden Plot adjacent to Bethel Chapel, Tretio, St Davids, Pembrokeshire, SA62 6DE

Auction Price Guide £4,000 - £8,000

- * A gently sloping Garden Plot which lies adjacent to Bethel Chapel Cemetery.
- * Approximate overall measurement of 50 feet x 25 feet.
- * Ideally suited as a Lawn or Vegetable Garden.
- * The Garden Plot is enclosed on 3 sides with an opening adjacent to a small Shed (not owned by Vendors).
- * Immediate Vacant Possession. Realistic Auction Price Guide.
- * 'FOR SALE' BY PUBLIC AUCTION (UNLESS PREVIOUSLY SOLD) - DATE TO BE RESCHEDULED.

SITUATION

Tretio is a small hamlet which stands within a mile and a quarter or so of the North Pembrokeshire Coastline and is some 4 miles or so north east of the Cathedral City of St Davids.

Tretio has a cluster of dwellings, two farms and Bethel Chapel.

St Davids being close by has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, a Bank, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Supermarket/Post Office, a Memorial/Community Hall and a Petrol Filling Station/Store/Hotel.

The North Pembrokeshire Coastline at Abereddy is within 2 miles or so by car and also close by are the other well known sandy beaches and coves at Porthgain, Abefelin, Abercastle, Whitesands Bay, Porthclais, Caerfai, Solva and Newgale.

Within 3 miles or so is the village of Croesgoch which has the benefit of a Primary School, Chapel, Public House/Post Office, an Art Gallery, a Beauty/Hair Salon, Repair Garage and an Agricultural Store.

The well known Market Town of Fishguard is some 12 miles or so north east whilst the County and Market Town of Haverfordwest is some 17 miles or so south east.

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

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

The Garden Plot is situated on the northern fringes of the hamlet of Tretio and lies adjacent to Bethel Chapel Cemetery.

DIRECTIONS

From Fishguard take the Main A487 road south west for 9 miles and in the village of Croesgoch take the second turning on the right, signposted to Abereddy. Continue on this road for a mile or so and upon reaching the 'T' junction at Cwmwdig Water, bear left (straight on). Continue on this road for approximately 2 miles or so and take the third

turning on the left signposted to Tretio. Proceed on this road for 400 yards or so and follow the road to the right. Proceed on this road for a further 300 yards or so and the Garden Plot is situated on your left, adjacent to Bethel Chapel Cemetery. A 'For Sale' board is erected on site.

Alternatively from Haverfordwest, take the B4330 road north east for some 14 miles and on reaching the village of Croesgoch, turn left at the 'T' junction onto the Main A487 road, signposted to St Davids. Continue on this road for 200 yards or so and take the turning on the right (signposted to Abereddy). Follow directions as above.

DESCRIPTION

The Plot of Land concerned is gently sloping with a southerly aspect and is bounded on 3 sides by a Pembrokeshire Hedge and an opening onto an adjoining Garden on the southern side, adjacent to a Shed (which is not owned by vendors). It is ideally suited as a Lawn or Vegetable Garden and is offered "For Sale" with immediate Vacant Possession.

The boundaries of The Garden Plot which measures 55 feet by 25 feet approx is edged in red on the attached Plan to the Scale of 1/1250.

Pedestrian Access Rights of Ways exist in favour of The Garden Plot between points "A" and "B" on the Plan.

SERVICES

There are no Services connected to the Plot, but we understand that Mains Water and Electricity are available in the vicinity of the Chapel and adjacent Properties

TENURE

Freehold with Vacant Possession upon Completion.

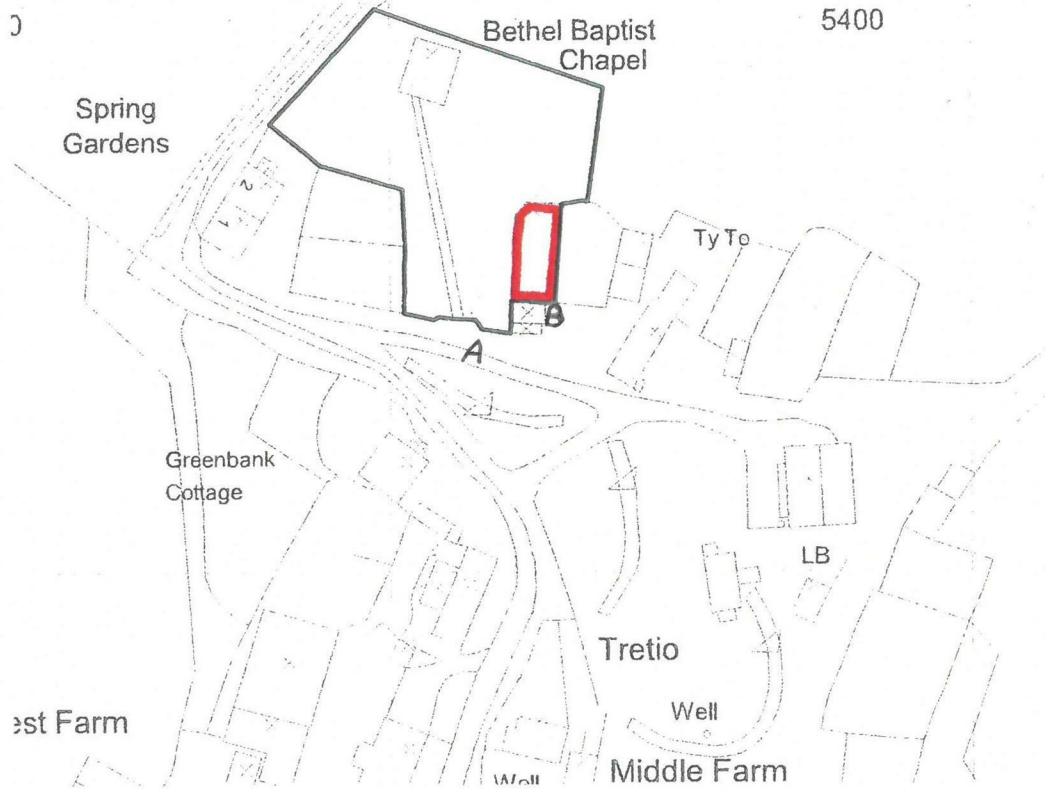
RIGHTS OF WAYS

A Pedestrian Access Right of Way exists in favour of The Garden Plot between points "A" and "B" on the Plan.

REMARKS

Rarely do small Garden Plots of this nature appear on the Open Market and the opportunity to purchase should not be missed. It will be offered "For Sale" by Public Auction with a realistic Price Guide and early inspection is strongly advised.





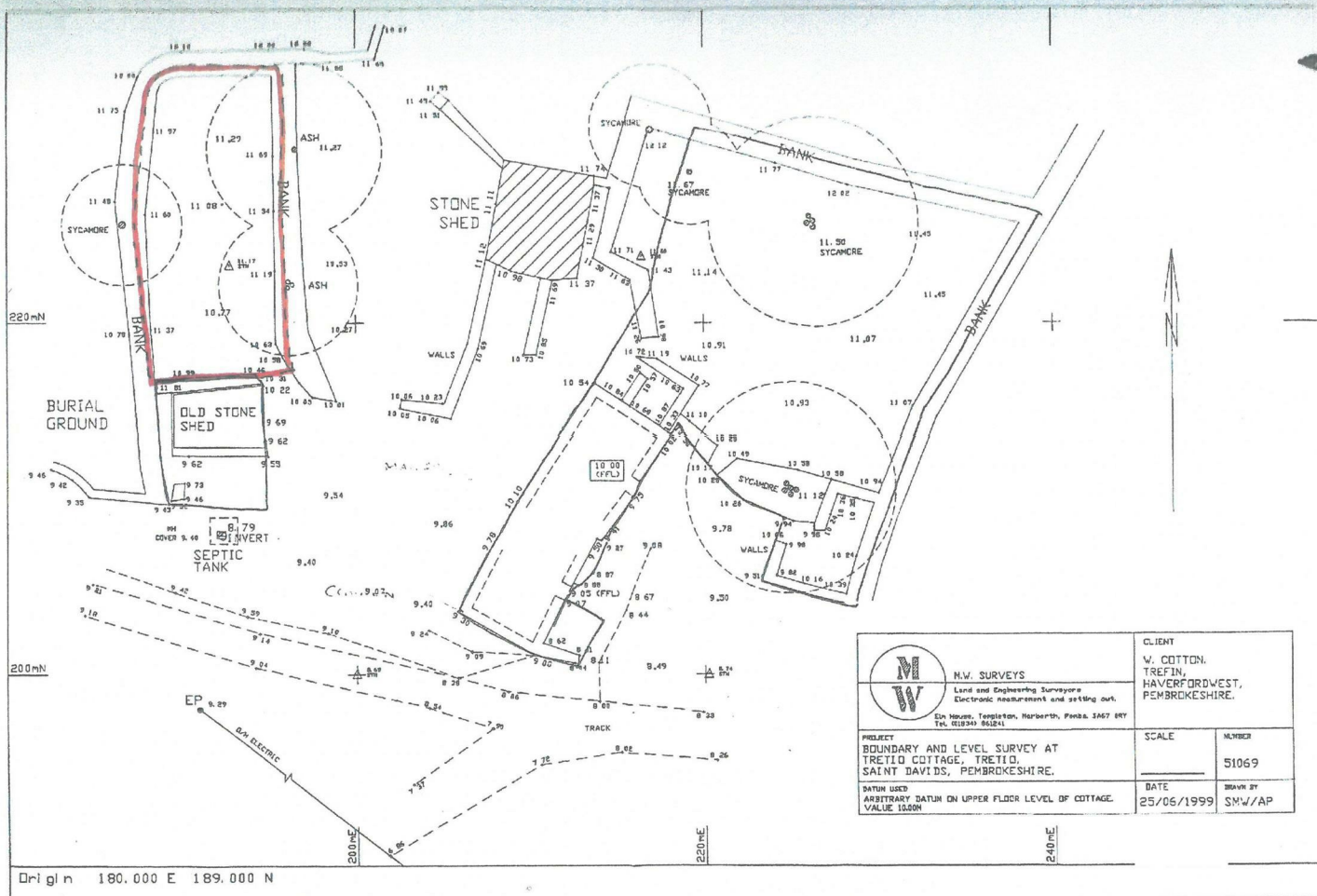
Location Plan

1 : 1250

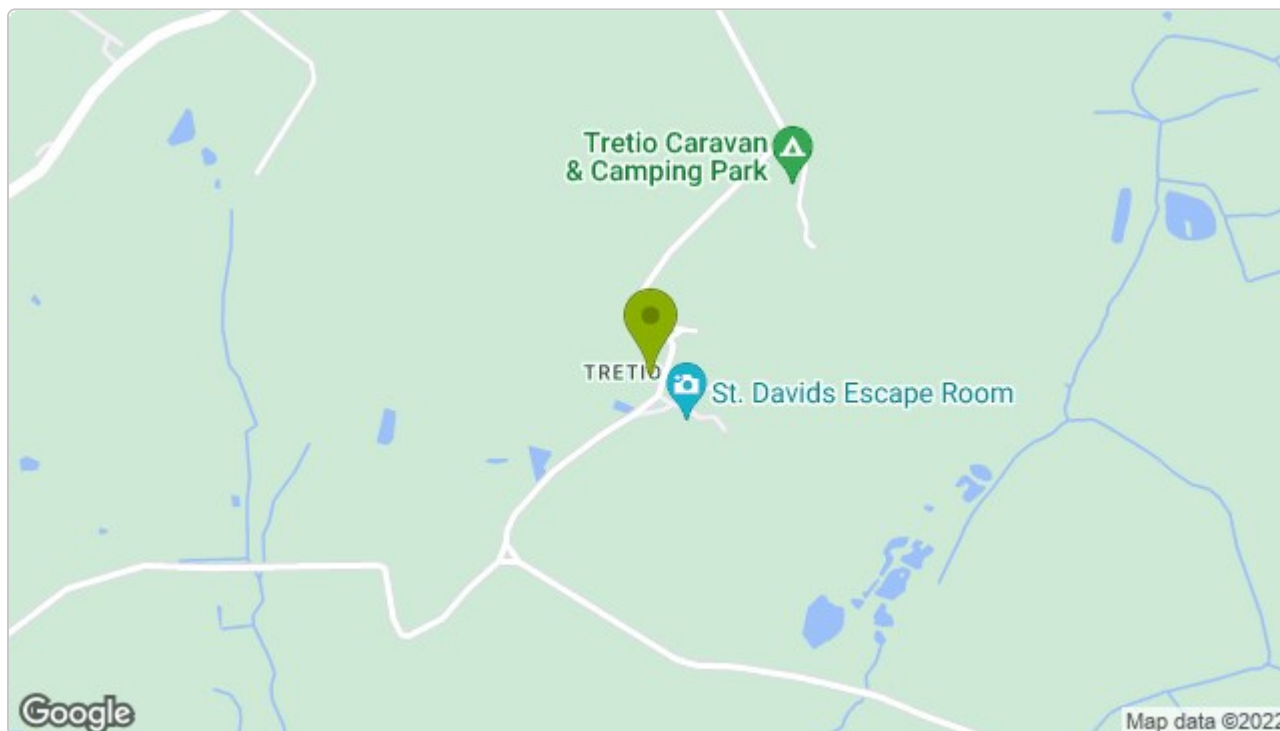
Garden Plot adjacent to Bethel Chapel,
Tretio, St Davids, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes only



Area Map



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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