



Mill View, Abercastle, Haverfordwest, Pembrokeshire, SA62 5HJ

Price Guide £445,000

- *An attractive, traditional Detached 2 storey Character Cottage residence.
- *Recently renovated and modernised throughout to an extremely high standard.
- *First Floor Open Plan Kitchen/Living Room (24'4" x 13'5") Hall, 2 Bedrooms, Shower Room and WC.
- *Walled Forecourt with Ornamental Stone areas, small Chipping Patio and an elevated Lawned/Grassed Garden.
- *Lean to Single Garage 16'0" x 9'0" approx with a Vehicle Parking Space to the fore.
- *Mains Water and Electricity. Private Drainage. Electric Heating. Rational Aluminium and Timber Composite Triple Glazed Windows. Roof/Loft Insulation.
- *Ideally suited for a Couple, Holiday Letting, or for Investment purposes.
- *Early Inspection strongly advised. Realistic Price Guide. EPC TBC.

Situation

Abercastle is a popular hamlet which stands on the North Pembrokeshire Coastline between the Coastal Village of Trefin (1 mile South West) and the hilltop village of Mathry (2 miles South East).

Trefin being close by, has the benefit of a Public House, Youth Hostel, a former Chapel/Meeting Room, Post Office and a Café/Art Gallery.

The popular hilltop village of Mathry is within a short drive and has the benefit of a Public House, Church, a Village/Community Hall, former Chapel and a Café/Antique Shop.

The well known Market Town of Fishguard is some 8 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, Cafes, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, a Petrol Filling Station and a Leisure Centre.

The Cathedral City of St Davids is some 8 miles or so south west and has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, a Bank, Public Houses, Restaurants, Hotels, Cafes, Take-Aways, Art Galleries, a Supermarket with a Post Office and a Petrol Filling Station/Hotel/Store.

The County and Market Town of Haverfordwest is some 17 miles or so South East 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 and 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.

Mill View stands in the heart of this popular coastal hamlet and is within a 150 yards or so of the beach at Abercastle.

Directions

From Fishguard take the Main A487 road south west for some 5 miles and take the turning on the right, signposted to Mathry. Proceed up the hill passing The Farmers Arms Public House on your right and upon reaching the 'T' junction, turn right. Continue on this road and bear left and proceed out of the village and some 2 miles or so further on and upon reaching Abercastle, follow the road to the left in the centre of the village and Mill View is the Property directly facing, before turning right towards the beach. A 'For Sale' board is erected on site.

Description

Mill View comprises a Detached 2 storey Cottage of predominantly solid stone construction with rendered and whitened roughcast elevations under a pitched composition slate roof. Accommodation is as follows:-

Aluminium Door to:-

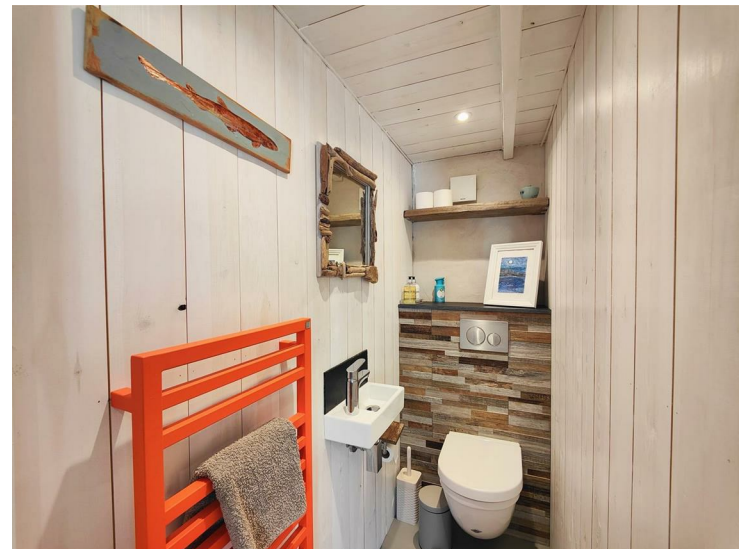
Reception Hall



14'0" x 6'6" (4.27m x 1.98m)

With a painted concrete floor, open beam ceiling, 5 downlighters, mains smoke detector, electric vertical radiator, hanging rail, 2 power points, Rational Aluminium and Timber Triple Glazed window, stair to First Floor and doors to Bedrooms, Shower Room and:-

Separate WC



6'9" x 2'8" (2.06m x 0.81m)

With painted concrete floor, Wash Hand Basin with a slate splashback and WC, tiled wall, open beam and painted pine ceiling, alcove with slate shelves, Zender electric towel rail/radiator, Vent Axia air extractor and a downlighter.

Shower Room



6'10" x 6'6" (2.08m x 1.98m)

With painted concrete floor, white suite of WC and Wash Hand Basin in a vanity surround, Glazed and Aquaboard Shower with a thermostatic shower and a feature tiled wall, robe/coat hook, open beam and painted pine ceiling, Vent Axia extractor fan, Zender electric towel rail/radiator, 4 downlighters and a part tiled surround.

Bedroom 1



14'6" x 10'10" (4.42m x 3.30m)

(plus door recess 3'0" x 2'0" maximum) With painted concrete floor, 3 Rational Aluminium and Timber triple glazed windows (2 with slate sills), feature Inglenook fireplace, exposed beams and painted pine ceiling, downlighters, electric vertical radiator, 2 coat/robe hooks, USB points and 6 power points.

Bedroom 2



13'4" x 10'5" (4.06m x 3.18m)

With painted concrete floor, Rational Aluminium and Timber triple glazed window with slate sill, coat/robe hooks, feature fireplace recess, open beam and painted pine ceiling, USB points, 10 power points, 6 downlighters

and an understairs Airing Cupboard with 2 electric consumer units, wall light and a pressurised hot water cylinder with immersion heater on timeswitch.

A staircase from the Reception Hall gives access to the:-

First Floor

Open Plan Living Room/Kitchen



24'3" x 13'5" overall plus alcove 1'6" x 3'0" (7.39m x 4.09m overall plus alcove 0.46m x 0.91m)

Sitting Area



15'2" x 13'5" maximum (4.62m x 4.09m maximum)

With a painted floor, exposed 'A' frames, 2 Rational Aluminium and Timber triple glazed windows, Stovax woodburning stove on a raised metal stand on a slate hearth, painted pine ceiling, 2 ceiling lights (one over stairwell), 2 Velux windows, 10 power points, USB points, 5 downlighters and opening to:-

Kitchen



13'5" x 10'3" (4.09m x 3.12m)

With a Rational Aluminium and Timber triple glazed window with slate sill, ceiling light, exposed 'A' frames

and a painted pine ceiling, fitted 'U' shaped Kitchen with a Zenith ultra thin laminate worktop, inset one and a half bowl composite sink with mixer tap, Neff 5 ring Induction Hob, 2 built in Neff (Slide and Hide) electric Ovens/Grills, built in AEG fridge freezer, 2 wall shelves, 2 cooker boxes, 14 power points, electric vertical radiator and 9 downlighters.

Externally

There is a walled forecourt to the Property with a Paved and Ornamental Stone areas and to the side and adjacent to the northern gable end of the Cottage is a Chipping hardstanding/patio together with a Clargester (small sewage treatment plant). Adjoining the Cottage on the southern gable end is a:-

Lean to Garage



16'0" x 8'11" (4.88m x 2.74m)
(approximate overall measurement) Of concrete block/brick construction with rendered and whitened elevations under a box profile roof. It has double wooden entrance doors. To the fore of the Garage is a Vehicle Parking Space.

2 outside Electric Lights. The approximate boundaries of the Property are edged in red on the attached Plan to the Scale 1/500.

Services

Mains Water and Electricity are connected. Rational Aluminium and Timber Composite Triple Glazed Windows and Aluminium front entrance Door. Velux Double Glazed Skylight Windows. Electric Heating and a Stovax Woodburning Stove. Telephone, subject to British Telecom Regulations. Broadband Connection.

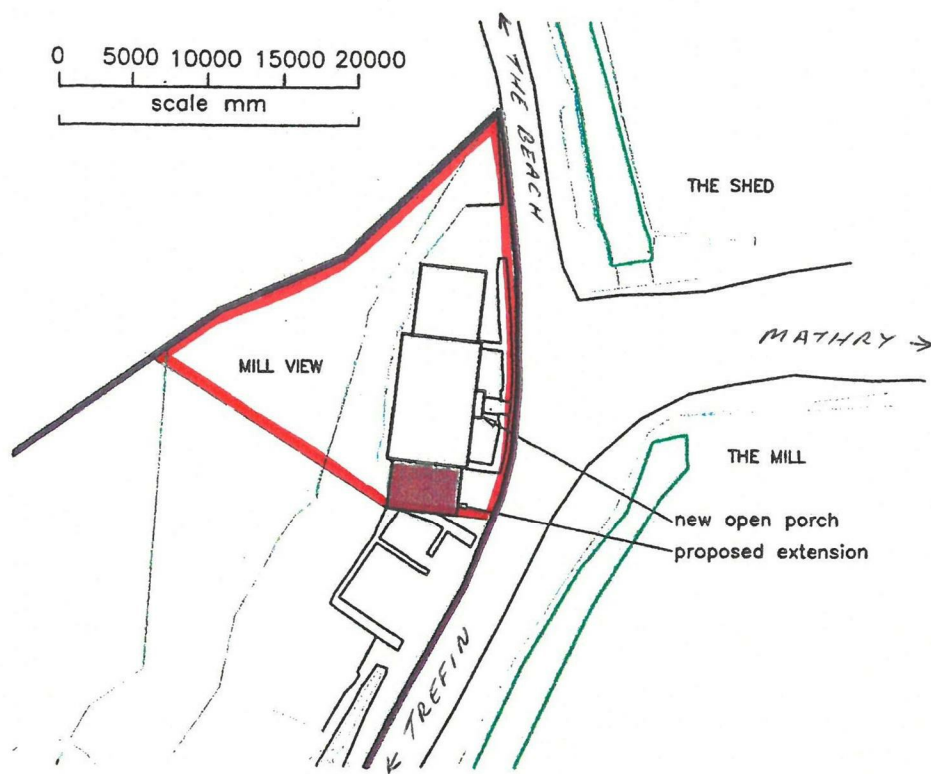
Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Mill View is a delightfully situated Detached 2 storey character Cottage residence which stands in this popular coastal hamlet between the Market Town of Fishguard (8

miles north east) and the Cathedral City of St Davids (8 miles south west). The Property has been renovated and modernised in recent years and benefits from Aluminium and Timber Triple Glazed Windows, Electric Heating and Roof Insulation. In addition, it has a Lean to Garage as well as a Vehicle Parking Space to the fore. The Property has been renovated and modernised in recent years and is ideally suited for a Couple, Investment or Holiday Letting purposes. It stands within 150 yards or so of the beach at Abercastle and is offered 'For Sale' with a realistic Price Guide. Early inspection is strongly advised.



SITE PLAN 1:500

Mill View,
Abercastle, Haverfordwest, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only.



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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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