



Bodlawen, Treffynnon, Haverfordwest, Pembrokeshire, SA62 5LA

Price Guide £475,000

- * An attractive Architect Designed Detached 2 storey Private Residence.
- * Easy driving distance to Pembrokeshire National Park and Coast path,
- * Tranquil rural location where majestic rural views can be enjoyed,
- * Spacious 2/3 Reception, 3 Bedroom and 3 En-Suite Bath/Shower Room accommodation,
- * Oil Central Heating, Velfac Aluminium and Timber Double Glazed windows,
- * Lean-to Oak framed Car Port 21'0" x 13'0" as well as ample Vehicle Parking and Turning space.
- * Large Lawned Gardens as well as a small Pony Paddock - in all extending to One Acre apx.
- * Inspection essential. Realistic Price Guide.

* EPC B

SITUATION

Treffynnon is a small hamlet which is situated some 2 miles or so south east of the village of Croesgoch. Treffynnon has the benefit of a Chapel.

Croesgoch being close by has the benefit of a Primary School, Chapel, Public House/Post Office, Art Gallery, Repair Garage and an Agricultural Store. The hilltop village of Mathry is some 3 miles or so distant and has the benefit of a Public House, Church, Café/Antique Shop and a Village/Community Hall.

The Cathedral City of St. Davids is some 7 miles or so south west whilst the picturesque Harbour Village of Solva is some 5 miles or so south west.

The Pembrokeshire Coastline at Newgale is within 4 miles or so and also within easy reach are the other well known sandy beaches and coves at Solva, Caerfai, Whitesands Bay, Abereddy, Traeth Llyfn and Porthgain.

Bodlawen stands on the north western fringes of the hamlet of Treffynnon from where delightful Rural views can be enjoyed. It is accessed off the Council Road via a chipping/gravelled drive.

DIRECTIONS

From Fishguard take the main A487 Road south west for some 8 miles and in the village of Croesgoch, take the turning on the left onto the B4330 Road signposted to Haverfordwest. Continue on this road for three quarters of a mile or so and take the second turning on the right signposted to Treffynnon. Continue on this road for a few hundred yards and follow the road to the left. Proceed on this road for three quarters of a mile or so and upon reaching the village of Treffynnon, turn right inbetween 2 Properties into a cul-de-sac and proceed straight on and follow the road to the left and Bodlawen is situated at the end of the lane on the left. A 'For Sale' board is erected on site.

DESCRIPTON

Bodlawen comprises a Detached 2 storey Modern Residence of a timber frame construction with an external skin of concrete block with part stone faced elevations and part rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

Oak and Slate Storm Porch

With a composite double glazed door to:-

Reception Hall



11'8" x 10'5" (3.56m x 3.18m)

("L" shaped). With an engineered Oak floor with underfloor heating, Oak staircase to First Floor, 3 downlighters, Mains Smoke Detector, 2 power points and door to:-

Cloakroom

With suite of Wash Hand Basin and WC, engineered Oak floor with underfloor heating, 2 downlighters, illuminated wall mirror, tiled splashback and an extractor fan.

Office

7'8" x 5'4" (2.34m x 1.63m)

With an engineered Oak floor with underfloor heating, Velfac aluminium and timber double glazed window, ceiling light and 6 power points.

Separate WC



With engineered oak flooring, WC, Hand wash basin with mixer tap, Half tiled splashback, Wall mounted mirror, Spotlight.

Sitting Room



21'0" x 15'7" (6.40m x 4.75m)

With an engineered Oak floor with underfloor heating, Velfac aluminium and timber double glazed window, aluminium double glazed bifold doors to an Indian Sandstone Paved Patio, Mains Smoke Detector, 2 ceiling lights, 4 wall lights, telephone point, TV point, 10 power points and a Stone Fireplace with a Multifuel Stove on a raised Slate Hearth.

Kitchen/Dining Room



19'4" x 15'9" (5.89m x 4.80m)

With a ceramic tile floor with underfloor heating, aluminium double glazed bifold doors to an Indian Sandstone Paved Patio, range of fitted floor cupboards with Stave Oak worktops, There is an central island with granite worktop, 2 Velfac aluminium and timber double glazed windows, double Belfast sink with mixer tap, Rangemaster freestanding Cooker Range with 2 Ovens, Grill and an Induction Hob, Cooker Hood with an extractor fan, built in Bosch dishwasher, built in fridge/freezer, Wine Chiller, appliance points, 16 power points, 14 downlighters, Mains Smoke Detector and door to:-

Utility Room



9'8" x 9'0" (2.95m x 2.74m)

With ceramic tile floor with underfloor heating, inset single drainer stainless steel sink unit with mixer tap, built in Beko Washer/Drier, floor cupboards with oak worktops, electricity consumer unit, appliance points, 6 power points, 2 ceiling lights, coats hooks, composite double glazed Stable Door to rear Garden and a Velfac aluminium

and timber double glazed window.

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

Half Landing

With a Velux window over stairwell, Wall mounted radiator, and stairs to:-

FIRST FLOOR

Landing



With ceiling light, 2 power points, Mains Smoke Detector and 2 downlighters.

Store room / Airing cupboard



With fitted carpet, Ceiling light, Wall mounted radiator.

Bedroom 1



15'9" x 11'0" (4.80m x 3.35m) (maximum). With fitted carpet, 2 Velfac aluminium and timber double glazed windows, fitted wardrobe with 3 downlighters along one wall, ceiling light, TV point, 8 power points, vertical radiator and door to:-

En Suite Shower Room



With a Velfac aluminium and timber double glazed window, vinyl floor covering, white suite of Wash Hand Basin and WC in a vanity surround, glazed and tiled Shower Cubicle with an Aqualasia Thermostatic Shower, illuminated mirrors with shaver points, 4 downlighters, extractor fan, tiled splashback and a Chrome dual fuel heated towel rail/radiator.

Bedroom 2



19'0" x 15'7" (5.79m x 4.75m) (maximum measurement to include dormers). With fitted carpet, vertical radiator, Velfac aluminium and double glazed window, Velux window, vertical radiator, TV point, 8 power points, access to an insulated Loft, 4 built in wardrobes with downlighters and an Oak door to:-

En Suite Shower Room



With suite of Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Grohe Thermostatic Shower, vinyl floor covering, illuminated mirrors with shaver points, 2 downlighters, extractor fan, tiled splashback and a Chrome dual fuel heated towel rail/radiator.

Bedroom 3



10'4" x 9'0" (3.15m x 2.74m) With fitted carpet, Velfac aluminium and timber double glazed window, vertical radiator, TV point, 6 power points, ceiling light and an Oak door to:-

En Suite Bathroom



With a white suite of "P" shaped Bath with Thermostatic Shower over and a glazed Shower Screen, illuminated

mirrors with shaver points, Wash Hand Basin in a vanity surround, WC, vinyl floor covering, tiled splashback, 2 downlighters, extractor fan and a Chrome dual fuel towel rail/radiator.

EXTERNALLY

There is a concreted ramped wheelchair friendly path at the fore leading up to the Storm Porch and the front door. Beyond is a small Lawned Garden together with an Ornamental Stone/Chipping hardstanding area which allows for ample Vehicle Parking and Turning space and gives access to a:-

Car Port



21'0" x 13'0" (6.40m x 3.96m)

(approx.), Of a solid Oak frame with a lean-to bitchumen tile roof. It has 4 power points and 2 wall lights, and also fitted solar panels.

There is also a Worcester external Oil Boiler (heating domestic hot water and firing central heating).

To the left of the entrance drive is an enclosed Lawned Garden and on the right hand side there is a small triangular shaped Paddock area. Directly to the rear of the Property is a good sized west facing Lawned Garden.

SERVICES

Mains Water (metered supply) and Electricity are connected. Drainage to a shared Septic Tank. 2 Composite Double Glazed Entrance Doors. Velfac Aluminium and Timber double glazed windows and 2 Aluminium Double Glazed Bifold doors. Wall, Roof and Floor Insulation. Wiring for Telephone. The Property also benefits from a Sprinkler System.

TENURE

Freehold with Vacant Possession upon Completion.

RIGHTS OF WAYS

Vehicular and Pedestrian Access Rights of Ways exist in favour of the Property off the Council Road over the chipping/gravelled lane which leads to the Property (shared with the next door Plot/Property).

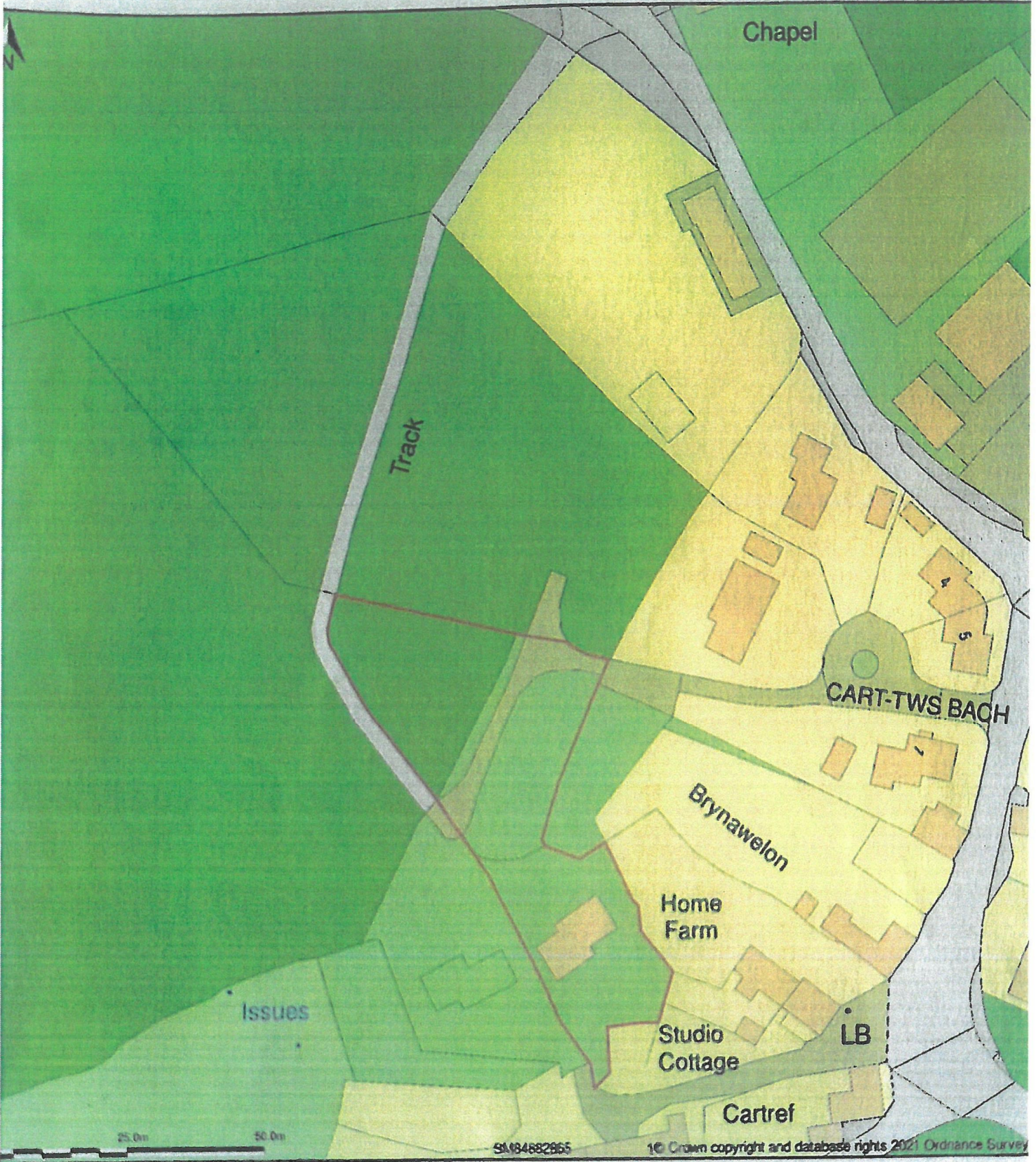
CERTIFICATES

The Property will upon Completion have the benefit of a 10 Year I.C.W. (Building Warranty).

REMARKS

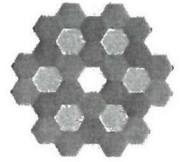
Bodlawen is a well appointed, Detached Modern Residence which has been built to an extremely high standard of workmanship benefiting from Oil Central Heating (Ground Floor has Underfloor Heating and the First Floor has radiators), Velfac Aluminium and Timber Double Glazed windows, 2 Composite Double Glazed Pedestrian Entrance Doors and Aluminium Double Glazed Bifold Doors together with Wall, Floor and Loft Insulation. The Property has spacious well appointed 2/3 Reception and 3 Bedroom Accommodation with 3 En Suite Bath/Shower Rooms. In addition, it has a Lean-to Car Port, ample Vehicle Parking and Turning Space as well as large Gardens and Grounds including a small Pony Paddock. The Property has many attractive character features and stands in a delightful, quiet private location on the edge of the hamlet from where delightful north west facing Rural views can be enjoyed. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

Bodlawen, Cart-tws Bach, Treffynnon, Haverfordwest, Pembrokeshire, SA62 5L



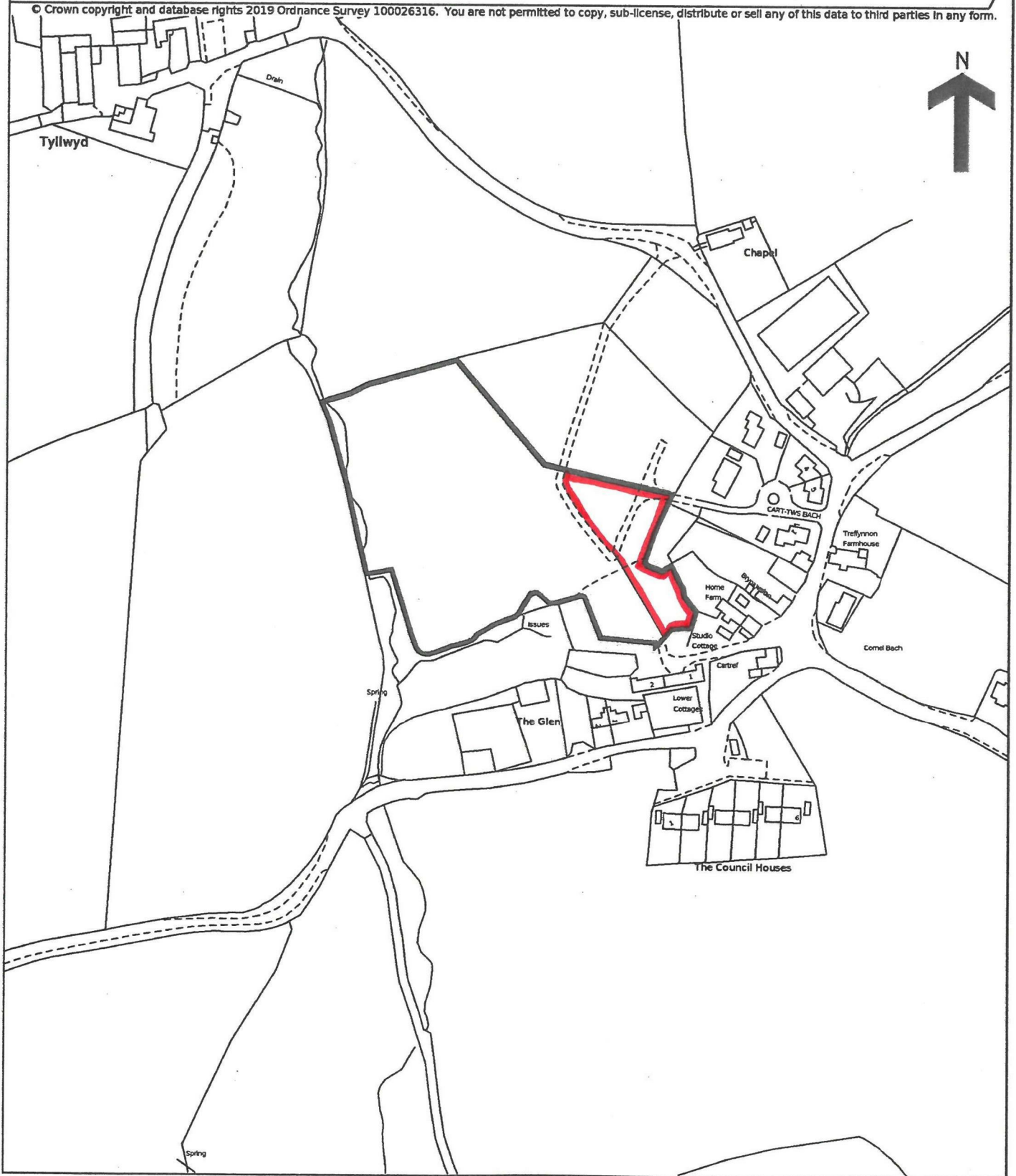
HM Land Registry
Official copy of
title plan

Title number **CYM765404**
Ordnance Survey map reference **SM8428NE**



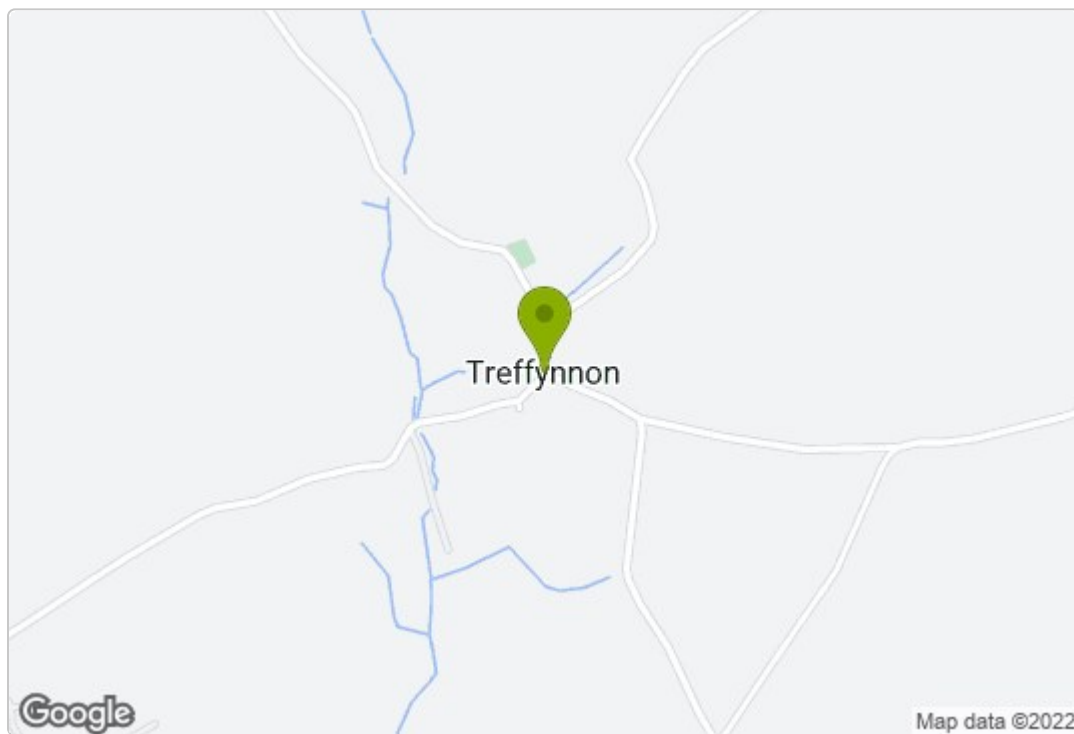
Administrative area **Pembrokeshire / Sir Benfro**

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Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	87
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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