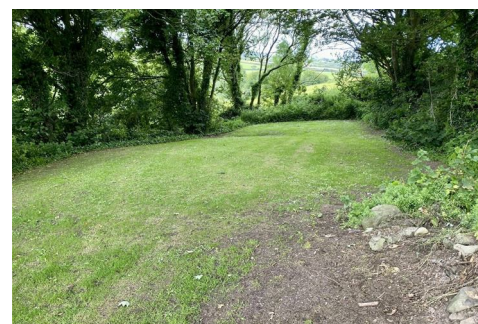




## Dairy Cottage, Ffordd Yr Afon, Trefin, Haverfordwest, Pembrokeshire, SA62 5AJ

**Price Guide £345,000**

- \* An attractive End of Terrace 2 storey Cottage (the result of a Barn Conversion).
- \* Character accommodation including Sitting Room, Kitchen/Dining Room, Cloakroom and 1 Bedroom on the Ground Floor with a further Bedroom and Bathroom on the First Floor.
- \* Mains Services. Electric Heating. Partially Double Glazed. Roof Insulation.
- \* Large Gardens and Grounds which extend to a Quarter of an Acre or thereabouts with Planning Potential (Subject to Planning).
- \* Ample Off Road Vehicle Parking and Turning Space.
- \* Stone Wall Remains of an Old Building with potential (subject to any necessary Consents).
- \* Ideally suited for Family, Investment or Holiday Letting purposes.
- \* Early inspection strongly advised. Realistic Price Guide. EPC TBC.



## SITUATION

Trefin is a popular village which stands on the North West Pembrokeshire Coastline between the Market Town of Fishguard (8 miles north east) and the Cathedral City of St Davids (8 miles south west).

Trefin has the benefit of a Public House, Youth Hostel, Chapel and an Art Gallery/Café.

Within a mile or so is the hamlet of Square & Compass which has the benefit of a Public House and a Petrol Filling Station/Mini Market/Store.

The popular village of Croesgoch is within 2 ½ miles or so and has the benefit of a Primary School, Chapel, Art Gallery, Public House/Post Office, a Repair Garage, Hairdressers/Beauty Studio and an Agricultural Store.

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

The Pembrokeshire Coastline at Aberfelin is within a half a mile or so of the Property and also within easy reach are the other well known sandy beaches and coves at Abercastle, Abermawr, Aberbach, Pwllcrochan, The Parrog, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

The Cathedral City of St Davids is within easy car driving distance and has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, a Bank, Hotels, Restaurants, Public Houses, Take-Aways, Cafes, Art Galleries, a Supermarket and a Petrol Filling Station/Hotel/Store.

The County and Market Town of Haverfordwest is some 15 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 at Withybush.

There are good road links from Letterston 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.

Ffordd-yr-Afon is predominantly a Residential area which runs in a South Easterly direction from the centre of the village towards Penparc and Square & Compass. Dairy Cottage is situated within 200 yards or so of the centre of the village and the majority of it's amenities.

## DIRECTIONS

From Fishguard take the Main A487 road south west for some 7 miles or so, 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 reaching the village of Trefin, Dairy Cottage is situated on the left hand side of the road.

## DESCRIPTION

Dairy Cottage is the result of a Barn Conversion and comprises an End of Terrace 2 storey Dwelling of predominantly solid stone construction with whitened natural stone, rendered and roughcast and natural stone faced elevations under a pitched composition slate roof. Accommodation is as follows:-

### Hall



6'8" x 5'10" (2.03m x 1.78m)

With vinyl floor covering, coat hooks, 2 power points, opening to Inner Hall and doors to Bedroom 1 and:-

### Cloakroom

5'1" x 3'7" (1.55m x 1.09m)

With vinyl floor covering, suite of Wash Hand Basin and WC, tile splashback, window with roller blind, towel ring and a ceiling light.

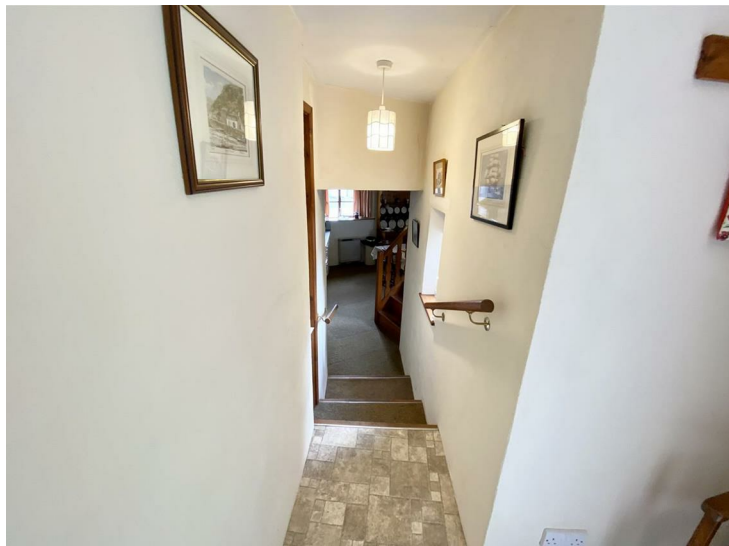
### Bedroom 1



11'0" x 9'6" (3.35m x 2.90m)

With fitted carpet, 2 windows, Dimplex storage heater, ceiling light and 4 power points.

## Inner Hall



7'6" x 3'0" (2.29m x 0.91m)  
(approximate measurement only). With window, ceiling light and steps leading down to:-

## Kitchen/Dining Room



13'6" x 10'3" (4.11m x 3.12m)  
(average) (Kitchen has been recently refitted with new cabinets, worktop and tiling) with staircase to First Floor, carpet tile floor, range of fitted floor and wall cupboards, inset silk quartz single drainer sink unit with mixer tap, wall shelf, Hotpoint washing machine, Zanussi refrigerator, Hotpoint built in single Oven/Grill, New World 4 ring Ceramic Hob, Cooker Hood, open beam ceiling, Hotpoint dishwasher, part tile surround, cooker box, 5 power points, 2 single glazed windows, appliance points, broom cupboard and opening to:-

## Sitting Room



15'2" x 11'5" (4.62m x 3.48m)  
plus alcove 3'2" x 2'3" (0.965m x 0.685m). With stone fireplace housing a Dimplex electric coal effect fire on a slate hearth, double 10 pane glazed doors to rear Paved Patio, single glazed window, ceiling light, 2 Dimplex storage heaters, ceiling light and 2 wall lights, TV point, 4 power points, electricity consumer unit cupboard and a stable door to exterior.

## FIRST FLOOR

### Landing

4'3" x 2'6" (1.30m x 0.76m)  
With an Airing Cupboard with a pre-lagged copper hot water cylinder and immersion heater, ceiling light and a smoke detector (not tested).

### Bedroom 2



13'0" x 11'6" (3.96m x 3.51m)  
With exposed 'A' frames, sloping ceiling, fitted carpet, double glazed dormer window, Velux window, Dimplex storage heater, natural stone wall, fitted wardrobe and 4 power points.



## Bathroom



8'2" x 7'0" (2.49m x 2.13m)

(average) With newly fitted suite of Wash Hand Basin and WC, Bath and glazed and tiled Shower Cubicle with a Mira Vie electric shower, ceramic tile floor, toilet roll holder, window, wall mounted fan heater, 3 towel rings, extractor fan, part tile surround, illuminated wall mirror and a ceiling light.

## EXTERNALLY

There is a chipping/gravelled hardstanding area directly to the fore of the Cottage which allows for a Vehicle Parking space. Accessed via a farm gate off Ffordd yr Afon at the rear of the Cottage is a chipping/gravelled hardstanding area which allows for Off Road Vehicle Parking and Turning space. In addition, there is a large Lawned Garden together with a small paved Patio directly to the rear of the Cottage with Flowering Shrubs. There are also the stone wall remains of an Old Building. Outside Electric Light.

The boundaries of Dairy Cottage are coloured red on the attached Plan to the Scale of 1/2500.

## SERVICES

Mains Water, Electricity and Drainage are connected. Mainly Single Glazed Windows. Velux Double Glazed Skylight Window and a uPVC Double Glazed Dormer Window. Roof Insulation. Telephone, subject to British Telecom Regulations.

## TENURE

Freehold with Vacant Possession upon Completion.

## REMARKS

Dairy Cottage is an attractive Character 2 storey Dwelling which stands in a convenient location in this popular Coastal Village and being ideally suited for a small Family, Investment or for Holiday Letting purposes. The Property is in good decorative order and has the benefit of many attractive features and also benefiting from Electric Heating, partial Double Glazing and Roof Insulation. In addition, it has ample Off Road Vehicle Parking and Turning Space together with good sized Gardens and Grounds (with far reaching views) which extend to a Quarter of an Acre or thereabouts. It is currently a Holiday Letting Cottage but equally well suited as a permanent Residence or Family purposes. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

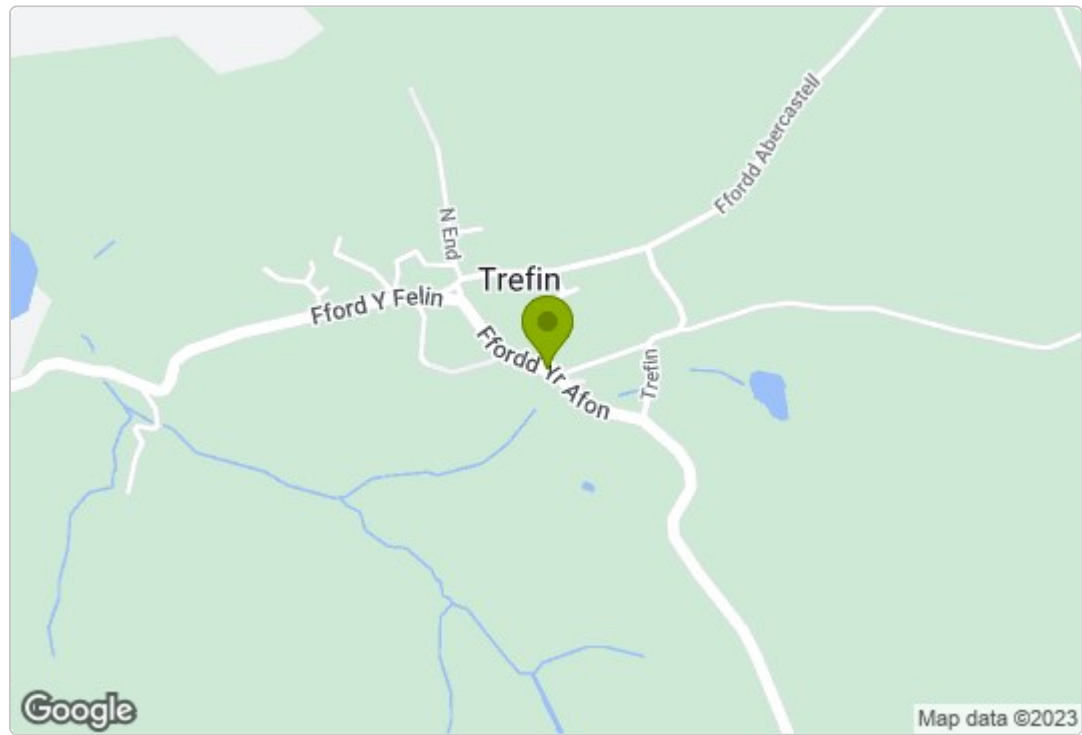


Floor Plan

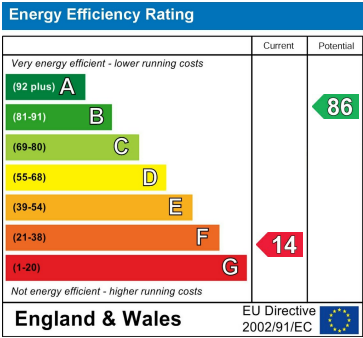


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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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