Approx Gross Internal Area
231 sq m / 2489 sq ft



Ground Floor
Approx 128 sq m / 1374 sq ft

First Floor
Approx 104 sq m / 1115 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Private Drainage and Water Supply provided by the RNAD depot.
HEATING: Oil
TAX: Band E

We would respectfully ask you to call our office before you view this property internally or externally

IRK/ESL/01/26/OK

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



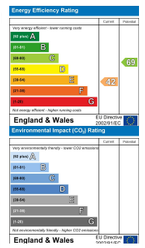






Windermere Trecwn, Haverfordwest, Pembrokeshire, SA62 5XP

- Detached House
- Driveway & Garage Parking
- No Onward Chain
- Four Reception Rooms
- Ideal Investment/Family Home
- Five Double Bedrooms
- Set In Approximately 0.27 Acres Of Garden
- Oil Central Heating
- Village Location
- EPC Rating: E



Offers Around £283,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

The Agent that goes the Extra Mile





















Located in the village of Trecwn is this detached family home. Once the village post office, Windemere is a substantial property situated on an elevated plot measuring approximately 0.27 acres. With modernisation required, this property offers the potential to be a fantastic family home with enough space to configure the layout as desired.

The layout of the property briefly comprises of an entrance hall, three reception rooms and a further dining room with an archway leading through to the kitchen. There is a rear porch with a storage room that leads to the rear garden, and a downstairs shower room leading off from one of the reception rooms. On the first floor there is an open landing leading to a family bathroom, a separate WC, and five double bedrooms. The property boasts an open fireplace in the living room, oil fired central heating and many rooms enjoy double aspect windows. The layout would lend itself well to use two reception rooms and convert into a self contained annexe to suit multi-generational living, subject to any necessary planning permission.

Externally, the property sits in an elevated position with a sweeping driveway leading to the side of the building and giving ample off road parking. A detached garage provides either dry parking or handy storage/work space. The rear patio has two external storage rooms. Steps lead up to the tiered rear garden, currently overgrown but has great potential for a generous lawned garden.

With the further appeal of no onward chain, this property offers great potential and viewing is highly recommended in order to fully appreciate!

Trecwn is small village, 4.5 miles from Fishguard and just under 4 miles from Letterston. Fishguard is a market town on the North Pembrokeshire coastline, and has a range of shops, schools, leisure centre, railway station and ferry port to Southern Ireland. Letterston is a popular village, with a junior school, filling station, fish and chip restaurant, public houses etc.







DIRECTIONS

from Haverfordwest take the Main A40 road north for some 10 miles and passing through the village of Letterston and a mile and a half or so further on take the second turning on the right, signposted The Valley Trecwn. Continue on this road for approximately 2 miles and upon reaching Trecwn take the turning on the left (just prior to the gates leading to the former rnad Depot). Contunie on this road for a short distance and follow the road to the left and 100 yards or so further on and Windermere is situated on the right hand side of the road. A 'For Sale' board is erected on site. What3Words:///checked.face.golden

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.