



## Ty Angor 19 North End, Trefin, Haverfordwest, Pembrokeshire, SA62 5AS

£475,000

- Immaculately Presented 4 Bedroom Cottage
- Currently A Succesful Holiday Let
- Countryside & Distant Sea Views
- Planning Permission For Extension
- Sought After Coastal Village Location
- EPC Rating E

# Ty Angor 19 North End, Haverfordwest SA62 5AS

A 4 Bedroom Well Presented Recently Modernised Cottage Currently Used As A Successful Holiday Let Located In The Sought After Village Of Trefin. Benefitting From Modern & Character Features, Countryside & Distant Sea Views, Enclosed Rear Garden & Off Road Parking. Viewings Are Highly Recommended To Appreciate This Excellent Property.



Council Tax Band: F



**Property**

Ty Angor, 19 North End, is an immaculately presented 4 bedroom cottage that has been recently modernised and extended by its current owners to the highest standard. This property has a wealth of charm, with the mixture of modern technology and the traditional character of a Pembrokeshire Cottage, situated in the sought after coastal village of Trefin making it clear why Ty Angor is currently running as a successful holiday let. The accommodation is split over two floors and briefly comprises: Living Room, Snug, Study Area, Kitchen, Conservatory, Utility Room, Shower Room, and 2 Bedrooms to the ground floor and a Bathroom and 2 Bedrooms to the first floor, one of which benefits from distant sea views. The enclosed rear garden offers the opportunity to relax and entertain in the raised decked area with far reaching, peaceful countryside views. Ty Angor benefits from planning permission for a two storey rear extension and some alterations have already been carried out.

**Location**

Ty Angor is located in the sought after rural village of Trefin which is situated within easy reach of the Pembrokeshire Coastal Path, making it ideal for walks, coastal activities and its popular beaches. This quiet village also offers a local public house and post office. The popular city of St David's is approximately an 8 mile drive from the village, with its breathtaking cathedral, local shops, cafes and restaurants.

**Directions**

From St David's take the A487 signposted towards Fishguard. Following this road for approximately 7 miles through the village of Croesgoch, heading past the Torbant Caravan Park. Take the next left hand turn signposted Trefin. Continue along this road for approximately a mile into Trefin keeping left onto Fford Yr Afon, taking the right hand turn at the fork in the road with another right at the give way junction and an immediate left onto North End Road. Ty Angor is the last cottage at end of the road located on your left hand side.

The property is approached via a walled courtyard to partially glazed entrance door to

**Entrance Porch**

Windows to front and side. Tiled mosaic flooring. Partially glazed door to

**Living Room**

20'5 (max) x 10'6 (max)  
Windows to front. Exposed feature stone walls. Dean Forge log burner with slate hearth and surround. Radiators. Archway into study area. Door to

**Snug**

10'8 (max) x 4'0 (max)  
Windows to rear & side. Exposed feature stone wall. Sloping ceiling.

**Study Area**

12'11 (max) x 5'4 (max)  
Patio doors to rear external. Window to side. Radiator. Opening to

**Kitchen**

18'11 (max) x 14'6 (max)  
Windows to rear & side. Range of wall and base units with work surface over. Tiled splashback. Integrated electric Neff ovens and dishwasher. Schock sink with Clearwater touchless pull out mixer tap over. Quartz kitchen island with integrated induction hob, Cookology downdraft extractor fan & 'pop up' power outlet with Bluetooth connection. Stairs to the first floor. Glazed door to

**Conservatory**

13'4 x 9'9  
Windows to rear and side. French doors to rear external. Base units with work surface over. Radiator.

**Utility Room**

12'9 x 5'8  
Window to rear. Base units with work surface & sink with mixer tap over. Space & plumbing for washing machine and tumble dryer. Hot water tank. Stable door to rear external.

**Shower Room**

8'3 (max) x 5'2 (max)  
Obscure glazed window to side. Easy Bathrooms suite comprising w/c, shower cubicle, free standing vanity unit with wash hand basin & mixer tap. Heated towel radiator.

**Bedroom**

11'2 (max) x 10'7 (max)  
Windows to front & side. Painted stone wall. Radiator.

**Bedroom**

10'6 (max) x 7'3 (max)  
Windows to front. Painted stone wall. Radiator.

**First Floor Landing**

Velux windows to front & rear. Under eaves storage. Sloping ceiling. Door to

**Bedroom**

13'1 (max) x 9'4 (max)  
Velux windows to front & rear. Window to side. Sloping ceiling. Radiator.

**Bathroom**

9'8 x 9'1  
Windows to rear and side. Suite comprising w/c, Villeroy and Boch bath with tap and shower attachment. Burmese vanity unit with wash hand basin and mixer tap. Heated towel radiator. Extractor. Tiled floor. Sloping ceiling.

**Bedroom**

17'1 (max) x 9'9 (max)  
Velux windows to front. Window to side. Built in cupboard. Sloping ceiling. Radiator.

**Externally**

The property is approached via a courtyard to the front surrounded by a low stone wall and border of mature shrubs. To the side of the property is off road parking and charging point for an electric vehicle. A wooden pedestrian gate leads to the enclosed rear garden laid mainly to lawn with mature trees and shrubs, a storage shed and raised decked area overlooking the far reaching countryside, both benefitting from lights and power. Two patio sections also offer the opportunity for additional seating areas.

**Tenure**

We are advised the property is Freehold.

**Services**

Private drainage. Mains water & electricity. Oil fired central heating.

**Viewing**

Strictly by appointment through Town Coast and Country Estates please.

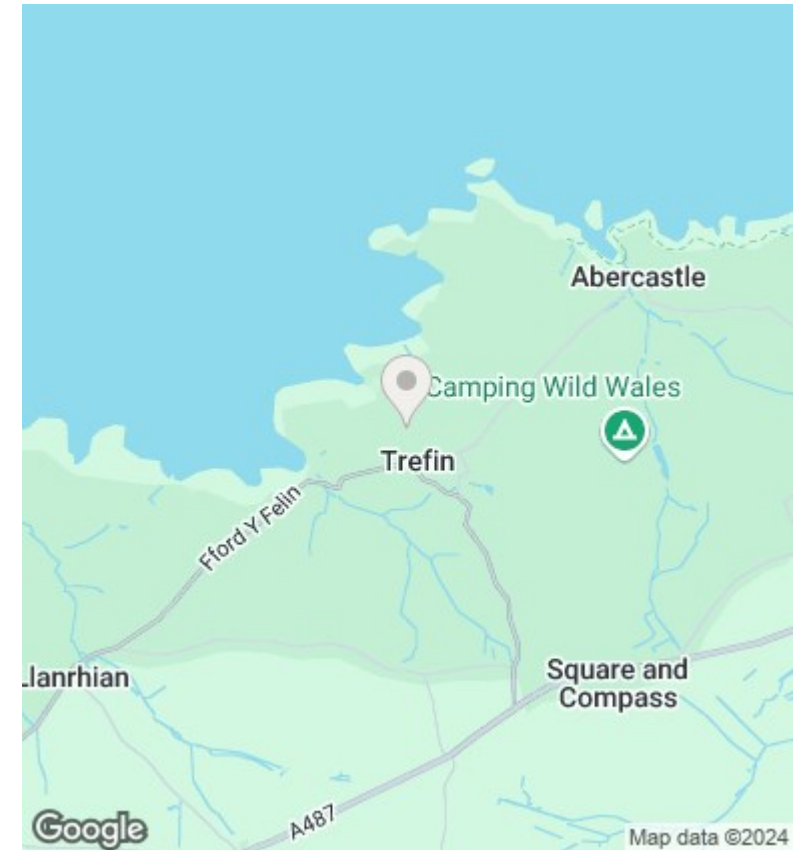






#### General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point in which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE PROPERTY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC