



Melin 4 Felindre Lodges Llanrhian, Haverfordwest, Pembrokeshire, SA62 5BH

£210,000

- 3 Bedroom Detached Chalet
- Close To Coastal Village & Pembrokeshire Coast Path
- Holiday Accommodation
- Off Road Parking & Decked Veranda
- Idyllic Peaceful Location
- EPC Rating E

Felindre Lodges, Llanrhian, SA62 5BH

This charming three bedroom detached chalet offers a perfect blend of comfort and natural beauty. Constructed from Norwegian Spruce timber, the property exudes warmth and character, making it an inviting retreat for a peaceful getaway.

The chalet features three bedrooms and open-plan living area, designed to create a welcoming atmosphere, ideal for entertaining guests or enjoying quiet evenings in. Windows and patio doors to the veranda allow natural light to flood the space.

One of the features of this property is the off-road parking, accommodating up to three vehicles, ensuring convenience for residents and visitors alike. The surrounding area is remarkably peaceful, offering a serene environment that is perfect for unwinding.

The chalet is situated just a short distance from the stunning harbour village of Porthgain and the Pembrokeshire coast renowned for its breathtaking scenery.



Council Tax Band: B



Property

Melin is a 3 bedroom detached Norwegian Spruce timber chalet part of the sought after Felindre Lodges. An appealing holiday home, the accommodation comprises; hall, cloakroom, open plan living/dining room and kitchen, three bedrooms and bathroom. With vaulted ceiling and underfloor heating throughout, patio doors open onto a veranda where this tranquil, rural location offers open views of the surrounding countryside.

Location

Situated in the Pembrokeshire Coast National Park, Melin is a short scenic walk from the renowned harbour village of Porthgain and its popular art gallery, public houses and restaurants. Located within close proximity of local beaches, the Pembrokeshire Coast Path and Abereiddy's blue lagoon, this location is convenient for visiting popular attractions and enjoying watersports. The historic city of St Davids is also only a approximately 7 mile drive with all its local amenities on offer.

Directions

At the crossroads in Croesgoch take the turning signposted towards Porthgain. Follow Llanrhian Road over the crossroads towards Porthgain. Passing Manor Farm on your right, take the next right fork and continue along the unadopted track. Turn right into Felindre Lodges and follow the track to the right. For GPS purposes the postcode is SA62 5BH.

The lodge is approached across a gravelled driveway to the side and wooden steps up to the partially glazed entrance door into

Entrance Hallway

Wood panel walls. Tiled flooring. Cupboard housing space and plumbing for washing machine and tumble dryer. Door to

Cloakroom

4'2 (max) x 3'1 (max)

Obscure glazed window to side. Wood panel walls. Tiled Floor. W/c and wash hand basin. Cupboard housing hot water tank. Sloping ceiling.

Bedroom

10' (max) x 9'4 (max)

Window to rear. Wood panel walls. Sloping ceiling.

Bedroom

9'4 (max) x 9'2 (max)

Window to rear. Wood panel walls. Sloping ceiling.

Bathroom

6'11 (max) x 5'7 (max)

Obscure glazed window to side. Suite comprising bath with shower attachment over, w/c and wash hand basin. Heated towel radiator. Partially tiled walls. Tiled floor.

Living/Kitchen/Dining Room

21'1 (max) x 19'6 (max)

Open plan. Windows to side and front. Patio doors to front external and decking. Range of wall and base units with work surface over. Integrated dishwasher, oven and electric hob with extractor over. Stainless steel sink and drainer. Wood panel walls. Partially tiled floor.

Bedroom

7'4 (max) x 6'6 (max)

Window to side. Wood panel walls. Sloping ceiling.

Externally

To the side of the property is a gravel area offering off road parking for multiple vehicles, steps up to a decked area leads around the property to the opposite side where a lawned area is the ideal spot for outdoor dining and relaxing.

Tenure

We are advised that the lodge is leasehold with 132 years remaining on the current lease. All lodge owners are shareholders in the site management company and own a share of the freehold. Council tax band B. This property is exempt from second home premium.

Service & maintenance charge is £1100 per annum. Ground rent is £20 per annum.

Services

Mains electricity, water and drainage. Electric underfloor heating

Viewings

Strictly by appointment through Town, Coast and Country Estates please.

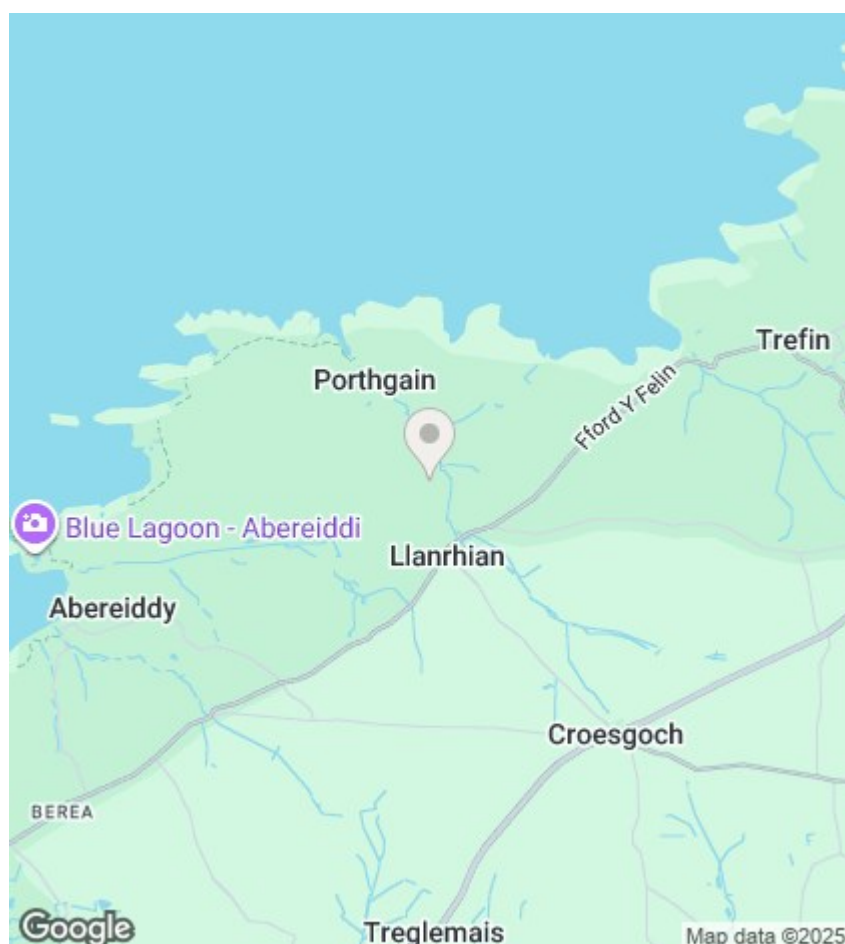
Restrictions

The lodge must not be used for a main residence nor for any trade business purpose but only as holiday accommodation.

Can be occupied for a maximum of 12 continuous weeks out of every 16 by the same occupant.

Agent's Notes

A copy of the site rules is available from Town Coast & Country Estates upon request.



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		
	40	51
England & Wales	EU Directive 2002/91/EC	

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.