



## 19 Ael Y Felin, Trefin

£195,000 Freehold

Charming 3-bed semi in coastal Trefin. Sea views, log burner, utility, off-road parking, large garden backing onto fields. Near St. Davids and schools. No onward chain.



Conveniently located just a short stroll from the charming coastal village of Trefin, the home is within 10 miles of local schooling and only 7.2 miles from the vibrant city of St. Davids, offering a range of shops and a range of amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 3 Bedrooms
- No Onward Chain
- Close to local amenities
- Ideal family home
- Rural location
- Off-road parking

**Entrance Hallway**

Timber flooring, features understairs storage & airing cupboard, a front-facing double-glazed uPVC access door, and a side-facing double-glazed frosted window.

**Living room**

Front-facing double-glazed uPVC window, timber flooring, log burner set on a slate hearth

**Kitchen**

Timber flooring throughout. The kitchen features base units with splashback walls, an integrated electric oven, induction hob with extractor hood, single drainer sink with mixer tap. A rear-facing double-glazed uPVC window brightens the space, complemented by a breakfast bar. Additional conveniences include an integrated dishwasher and a larder cupboard for extra storage.

**Utility room**

Timber flooring, connections for white goods. Side-facing double-glazed uPVC door providing rear access.

**Bathroom**

Timber flooring and part-tiled walls, curved panel bath with overhead shower, pedestal hand basin, heated towel rail, side-facing frosted double-glazed uPVC window

**WC**

Timber flooring, close coupled W.C, side-facing frosted double-glazed uPVC window.

**Landing**

Fitted carpet, side facing double glazed uPVC window

**Bedroom 1**

Fitted carpet, storage cupboard, front facing double glazed uPVC window.

**Bedroom 2**

Fitted carpet, built in wardrobes. rear facing double glazed uPVC window.

**Bedroom 3**

Fitted carpet, rear facing double glazed uPVC window

**Additional information**

We have been advised that a local restrictive covenant applies to this property, please contact us for further information.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
77.8 m<sup>2</sup>  
839 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>108</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		<b>100</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	