



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.



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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

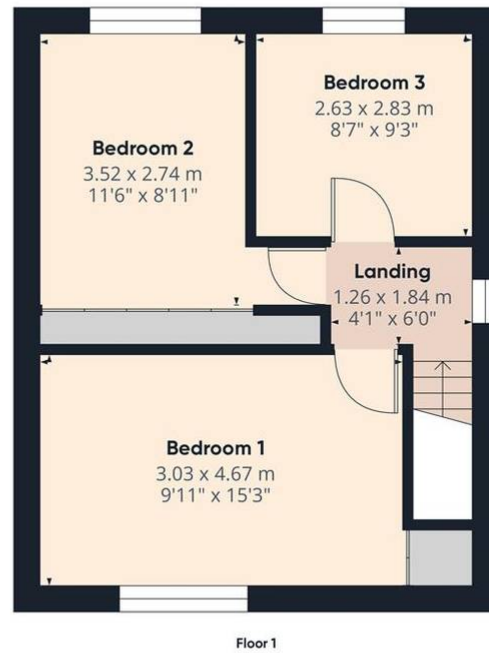
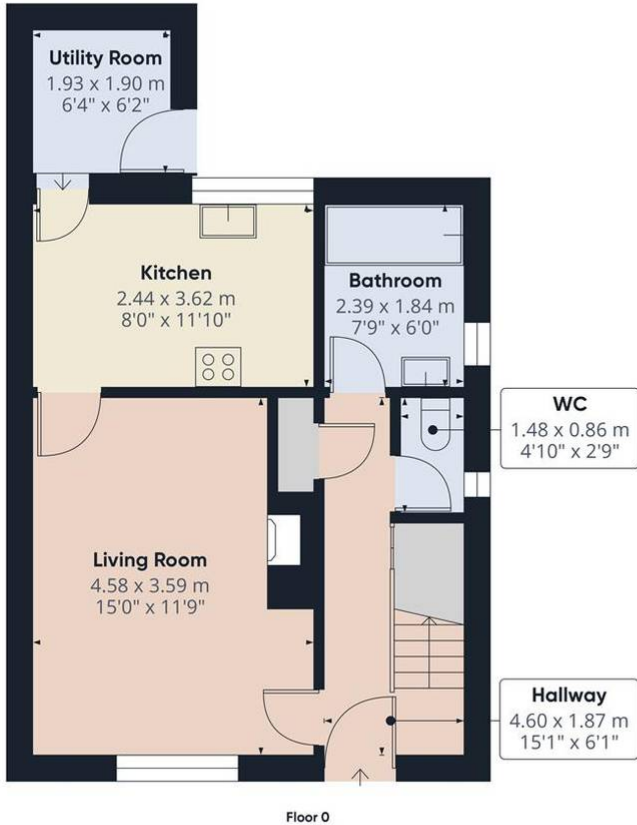
Fitted carpet, rear facing double glazed uPVC window

Outside

To the front, there is an off-road parking area offering convenient private parking. To the rear, the property benefits from a storage shed housing the boiler, ideal for keeping utilities neatly tucked away. A raised patio area provides the perfect spot for outdoor dining or relaxing, overlooking a well-maintained lawned garden with raised planters, perfect for gardening enthusiasts.

Additional information

We have been advised that a local restrictive covenant applies to this property, please contact us for further information. Tenure: Freehold Services: Mains electricity, water and drainage, oil fired central heating. Local Authority: Pembrokeshire County Council Council Tax: Band C Viewing: By appointment with R K Lucas & son Broadband: Super fast broadband available Mobile coverage: Available from a range of providers For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.



Approximate total area⁽¹⁾
77.8 m²
839 ft²

(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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