



TO LET

Unfurnished on an Assured Shorthold Tenancy

No.1 Treberth Farm Cottages

Sardis

Saundersfoot

Pembrokeshire

SA69 9AR



Viewing Strictly by Appointment Only

For further information, or to arrange a viewing, please contact:

The Hean Castle Estate Office,

Saundersfoot,

Pembrokeshire.

SA69 9AL

Telephone: (01834) 813500

E-Mail: estate.office@hean-castle-estate.com

This imposing semi-detached property is situated on a private farm lane in the village of Sardis. It is a very spacious property, and benefits from far reaching views. It has full double glazing, oil fired central heating and a large garden.

The accommodation comprises:

Entrance Hall:	5.2m x 1.8m (17'3" x 6'0")
Living Room 1:	4.2m x 4.4m (14'0" x 14'8")
Living Room 2:	4.1m x 4.5m (13'5" x 14'11")
Desk / Study area:	2.2m x 1.9m (7'4" x 6'5")
Kitchen:	5.1m x 3.2m (16'11" x 10'9")
Utility Room:	3.0m x 2.9m (9'10" x 9'7")
Toilet:	3.0m x 1.2m (10'0" x 5'1")
Bedroom 1:	4.3m x 4.5m (14'4" x 14'9")
Bathroom:	2.9m x 2.1m (9'7" x 7'0")
Bedroom 2:	3.2m x 4.5m (10'8" x 15'0")
Bedroom 3:	2.7m x 3.6m (8'10" x 11'11")
Loft Room: (Restricted Headroom)	10.8m x 4.5m (35'6" x 14'10")

Services:

Council Tax Band F.

Mains Water and Electricity.

Foul Drains: Shared Cesspit. No.1 contributes 45% of Pumping Costs

Rent:

This property is being offered at a rent of **£1100** per calendar month.

Prospective Tenants should note:

- This Property is situated on a working farm, with all the inherent sights, smells, sounds and dangers that this may bring.
- Due to the farm location, the keeping of pets at this property is restricted. Owners of breeds that are liable to chase livestock are unlikely to be accepted.
- The property can be viewed on Google maps [here](#). Due to the location, viewings that are not pre-arranged and accompanied are not permitted (not even 'just a quick look'). Anyone attempting such a viewing will not be considered for the Tenancy.
- Prospective Tenants who wish to be considered for the property should read the 'Housing Allocation Policy document' and complete a 'Property Viewing Questionnaire', both available on our website at www.hean-castle-estate.com/property

SITTING ROOM:



DINING ROOM:



KITCHEN:



ATTIC ROOM:



BEDROOM 3:



BEDROOM 2:



BEDROOM 1:



EXTERIOR (REAR):

