



**Pontnewydd  
Newchapel  
Boncath  
Pembrokeshire  
SA37 0HQ**

**Offers in Excess of £205,000**

**bettermove**

## Boncath

Bettermove are proud to present this 2 bedroom detached stone house in Newchapel with sunning views over the lake available with no forward chain and welcoming cash buyers only. This property requires an extensive round of refurbishment making it the perfect project for investors and developers.

This is a Grade II Listed building. The Council tax band is E.

The interior of this property can provide a versatile living space after the required renovations have been carried out with original features throughout. There are 2 additional reception rooms, 2 bathrooms and 2 double bedrooms. Located opposite the property and the track there is a garden which will be offered with the property at a peppercorn rent on a long term agreement.

Located in the popular village of Newchapel, the property is close to a range of amenities, including Ffynone Waterfall, many hiking trails, village shops and a village pub.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

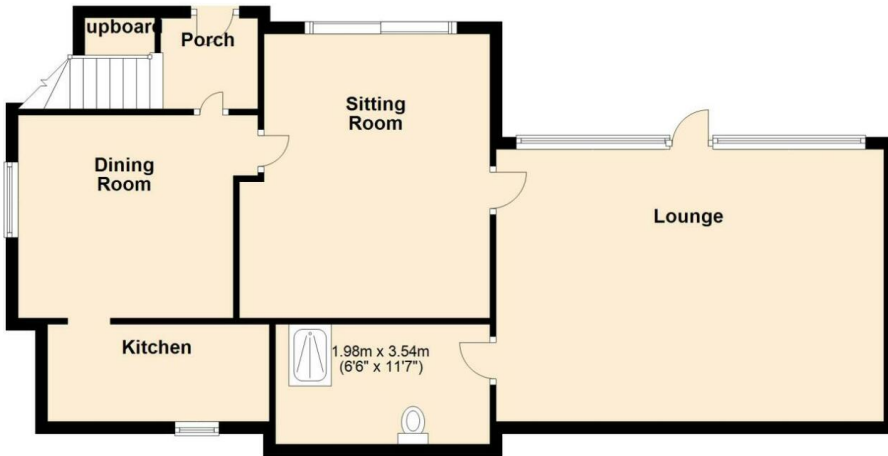
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



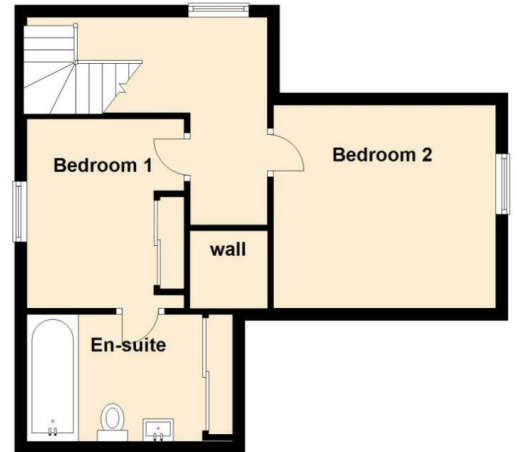
**Ground Floor**

Approx. 78.8 sq. metres (848.3 sq. feet)



**First Floor**

Approx. 39.6 sq. metres (426.1 sq. feet)



Total area: approx. 118.4 sq. metres (1274.4 sq. feet)

Please Note - this plan is not to scale  
Plan produced using PlanUp.



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