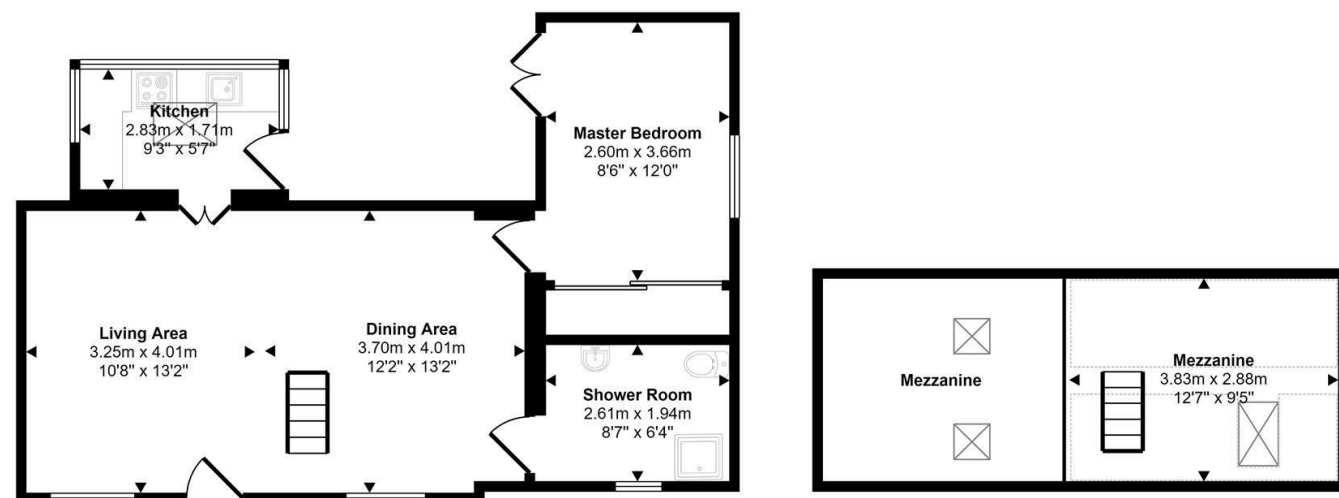


Approx Gross Internal Area
63 sq m / 680 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Private Drainage, Mains Electric, Mains Water

HEATING: Electric Heating

TAX: Band B

We would respectfully ask you to call our office before you view this property internally or externally

JETH/AMA/04/24/ok

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

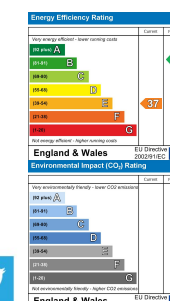


Corner House Roch, Haverfordwest, Pembrokeshire, SA62 6HF

- Chain Free
- One Bedroom and Crog Loft
- Garden
- Driveway Parking
- Electric Heating
- Detached Cottage
- Open Plan Living/Dining Area
- Roof Terrace with Distant Sea Views
- Double Glazing
- EPC F

Offers Over £230,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile





Welcome to this charming detached cottage located in the picturesque outskirts of Roch, Haverfordwest. As you step inside, you'll be greeted by a log burner which creates a cosy atmosphere with crog loft, adding character and the vaulted ceiling and exposed beams further enhance the charm of this cottage, creating a warm and inviting atmosphere throughout.

The accommodation comprises of open plan lounge/dining area, kitchen, Master bedroom, Shower room and First floor Crog loft.

Externally the highlight is the roof terrace with glass balustrade offering distant sea views of St Brides Bay from Ramsey Island to Skomer where you can unwind and enjoy the tranquil surroundings. Imagine sipping your morning coffee or watching the sunset from this lovely vantage point. The generous garden to the rear is adorned with mature shrubs an ideal space to relax or indulge your green fingers and has three sheds ideal for storage. To the side is a gated entrance with gravel driveway giving ample vehicular parking.

Whether you're looking for a cozy retreat or an abode with character, this detached cottage is sure to capture your heart. Don't miss the opportunity to make this charming property your own and enjoy the best of countryside living with a touch of the sea.

The Pembrokeshire Coastline is close by and within easy reach are the beaches and coves of Newgale, Pen-Y-Cwm, Nolton Haven, Broad Haven, Druidstone Haven. The coastal path provides opportunities for many enjoyable walks along the stunning Pembrokeshire Coastline, an area of outstanding natural beauty. The Cathedral City of St Davids lies to the North West, and the county town of Haverfordwest with its many facilities and amenities is approximately 6 miles to the South. The nearby village of Roch has a public house, primary school and community hall.



DIRECTIONS

From our Haverfordwest Office, proceed up High Street and Dew Street. Continue right at the traffic lights, and turn right down Barn Street. Continue over the roundabout, and pass Lidl on the left. Take the first exit. At the roundabout, take the first exit. At the next roundabout take the second exit. Continue on this road for approximately 5 miles. When arriving in Simpsons Cross, take the right turning sign posted Cuffern. Continue this road, and passing Cuffern Manor and Eastmoor Park and take the first turning on the right and the property can be found on the left hand side. What3words gossip.ordering.wriggled

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.