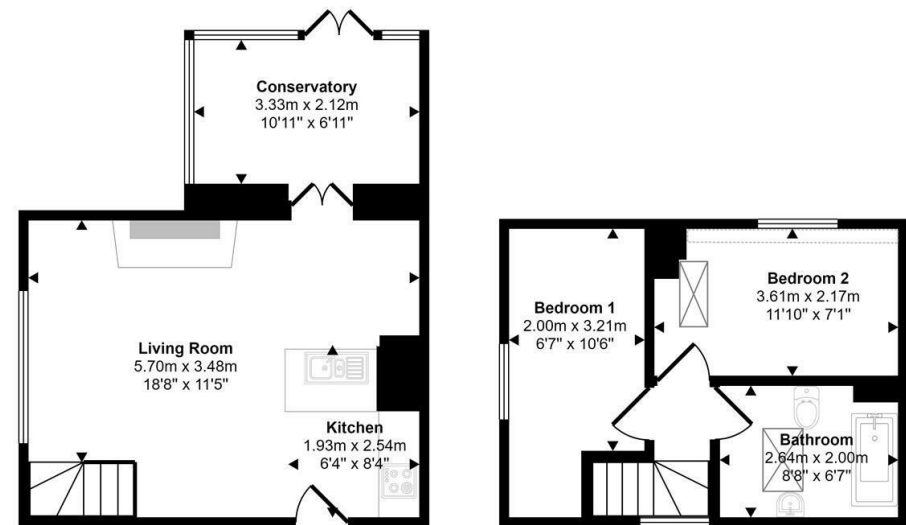


Approx Gross Internal Area
58 sq m / 629 sq ft



Ground Floor
Approx 34 sq m / 366 sq ft

First Floor
Approx 24 sq m / 263 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 D

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

SSG/AMA/05/24/OK EJJ

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

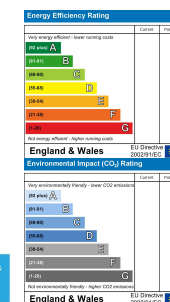


Ivy Cottage, Woodland Farm Little Haven, Haverfordwest, Pembrokeshire, SA62 3UH

- Non-Permanent Residence
- Well-Presented
- Walking Distance to the Coast
- Allocated Parking
- Electric Heating
- Barn Conversion
- Two Bedrooms
- Enclosed Garden to Rear with Patio Seating Area
- Double Glazed
- EPC Rating: TBC

£275,000

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The Agent that goes the Extra Mile





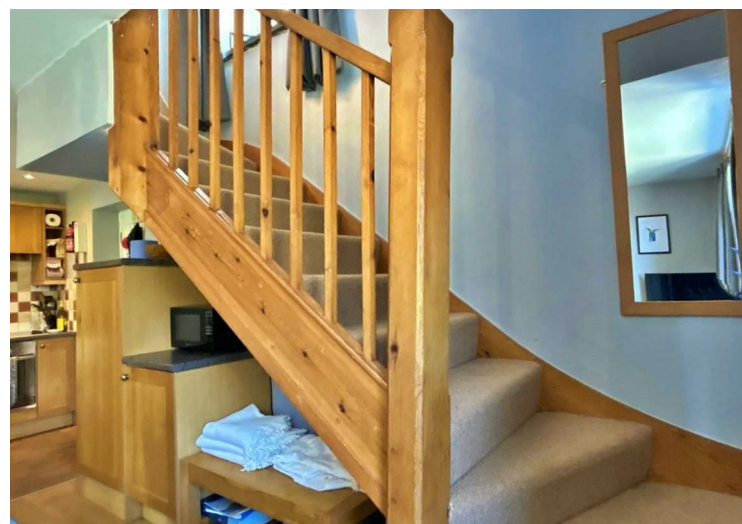
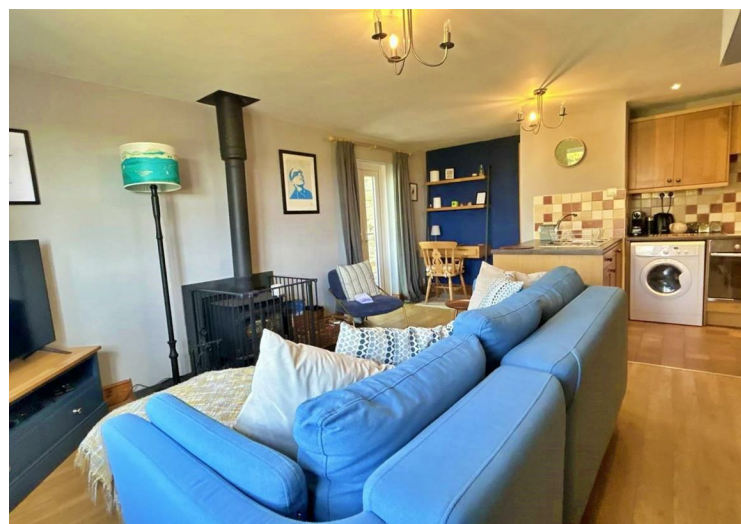
****NON RESIDENTIAL**** A charming end-terraced barn conversion with character features situated in the picturesque coastal village of Little Haven, within a 10 minute walking distance of the stunning coast.

The accommodation comprises of an entrance porch, and an open plan kitchen/lounge, with a sunroom to the rear, which provides access to the enclosed rear garden, as well as a family bathroom. Upstairs are 2 double bedrooms, with exposed beams to the vaulted ceilings. The property benefits from double glazing and electric heating.

Externally the front of the property has a stone pathway leading to the front door, with a parking space to the side. To the rear, the garden is enclosed with a stone wall and feather-edge board fence mainly laid to lawn, with mature shrubs.

Don't miss out on the opportunity to own a piece of this idyllic coastal village, Ivy Cottage is extremely well positioned to be utilised as a successful holiday let or used as a private second home.

Little Haven, historically a fishing village, boasts three pubs, beach and stunning views of St. Brides Bay. There are superb stretches of sandy beach nearby, particularly neighbouring Broad haven, which also has a junior school, Post Office, local supermarket, village shop, a surgery, places of worship and several pubs and restaurants. The market town of Haverfordwest is approximately 9 miles away with schools, further education college, government agencies, health centre, hospital, leisure facilities, places of worship and comprehensive shopping facilities including Tesco and Morrisons.



DIRECTIONS

From Haverfordwest take the B4241 towards Broad Haven for approximately 3.5 miles. On a sharp right hand bend, turn left signposted Little Haven. After approximately 1 mile, turn left towards Rosepool. Take the next right turn and after ¼ mile take the left turn to Woodlands Farm. Continue into Woodlands Farm What3words: nappy.scrolled.kipper

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