

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 Mains Drainage, Mains Electric, Mains Water

HEATING: Oil Central Heating

TAX: C

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

SSG/AMA/09/24/OK/SSG

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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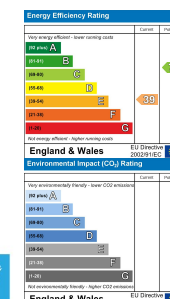
## Myrtle Cottage Water Street, Spittal, Haverfordwest, Pembrokeshire, SA62

50D

- CHARACTER COTTAGE WITH EXPOSED BEAMS
- AGA RANGE
- VILLAGE LOCATION
- OPEN PLAN LIVING AREA
- OIL CENTRAL HEATING AND DOUBLE GLAZING
- THREE BEDROOMS
- MATURE COTTAGE GARDEN
- WOOD BURNING STOVE
- SUNROOM
- EPC RATING: E

£230,000

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

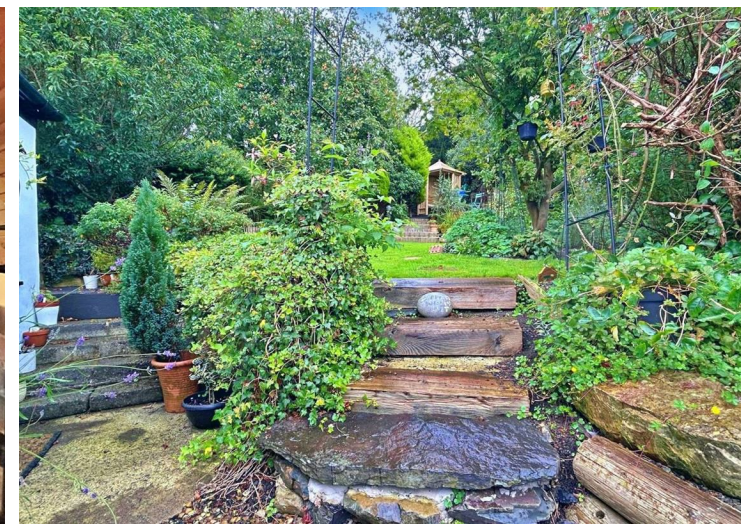


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**The Agent that goes the Extra Mile**







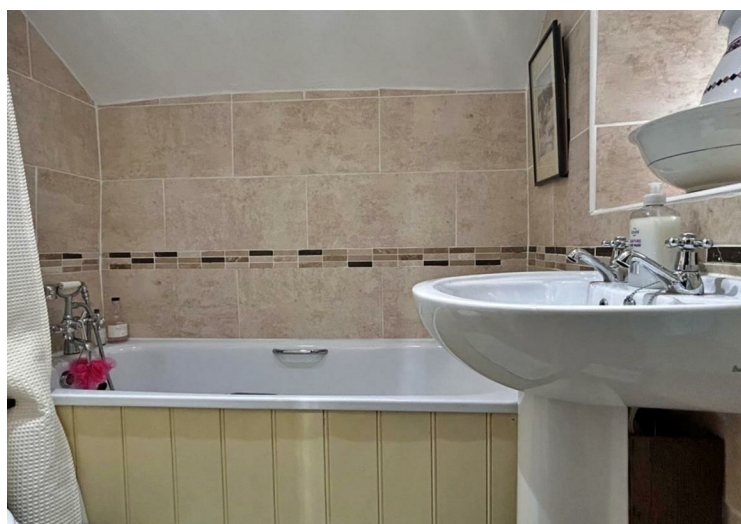
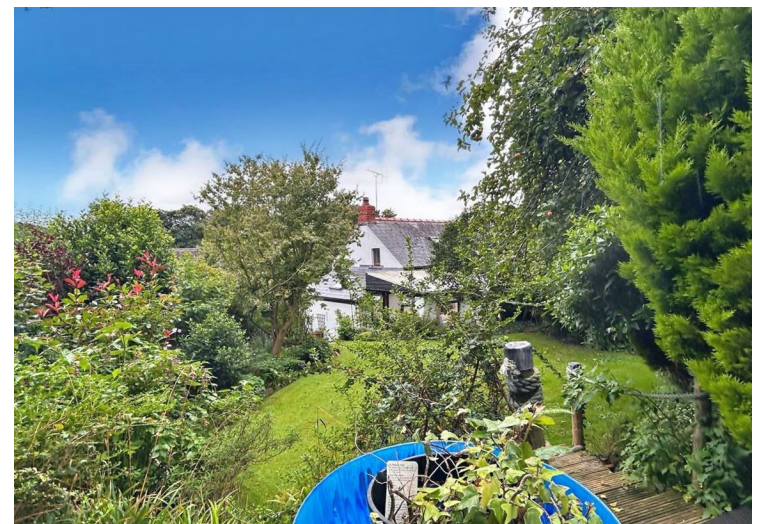
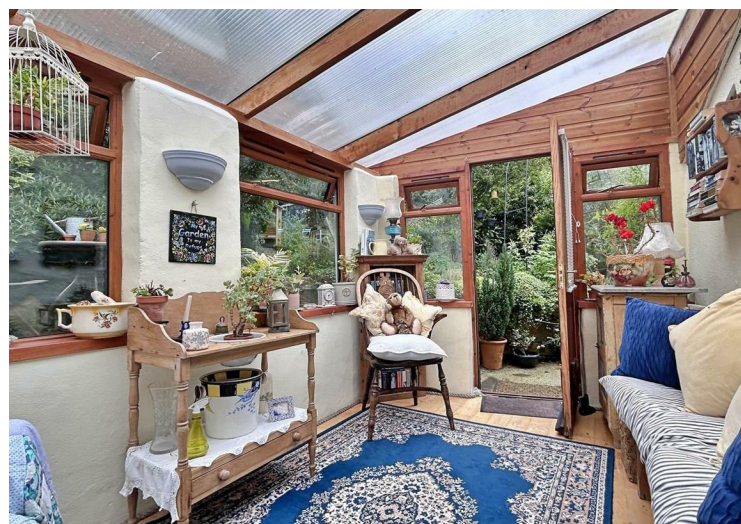
This is an opportunity to purchase a detached character cottage in the village of Spittal, approximately 6 miles from the county town of Haverfordwest. As you step inside, you are greeted by the characterful exposed beams that add a touch of rustic charm to the property. The inglenook cooking space houses a working 1950's Aga and the inviting log burner in the living area creates a warm and inviting atmosphere.

The accommodation comprises an open-plan living room/ kitchen, a sun room granting access to the rear garden, a bedroom and a bathroom on the ground floor. A Spiral staircase leads to two further bedrooms on the first floor. The property benefits from oil central heating and double glazing.

Externally to the rear is an enclosed and sheltered garden, laid to gravelled and paved seating areas, with steps up to a lawned area, surrounded by a variety of well-established trees, plants and shrubs, with steps leading to a decked area for the perfect space to relax and entertaining.

The much sought-after village of Spittal is a thriving community, with a church, public house, and primary school with an excellent local reputation. Spittal is some four miles northeast of Haverfordwest and just one mile from the A40. The glorious Pembrokeshire coastline and the Preseli Hills are within easy reach, and form part of the National Park, an area of outstanding natural beauty. Also close by are Scolton Manor and The Llys Y Fran Reservoir & Country Park.

Haverfordwest has a wide range of amenities including a Hospital, a Main Line train station, Sixth Form College, Secondary Schools, a Library, a Leisure Centre and Swimming Pool, a Cinema, Retail Parks, Supermarkets, etc



## DIRECTIONS

From Haverfordwest take the A40 Fishguard road for approximately 3 miles turning right for Spittal at the Corner Piece Public House. Proceed on the road for about 1 mile and at the crossroads turn right. Upon entering the village, Watery Lane can be found on the right hand side, follow the lane down and the property can be found on the corner on the left hand side. What3words melt.burying.meanders

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.