



VIEWING: Strictly by appointment only via the Agents.

TENURE: We are advised Freehold

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

COUNCIL TAX: Band D

HEATING: Oil

ref: JETH/JETH/SEP/ 24/ DRAFT

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

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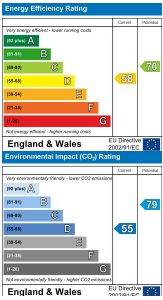


Marsh Cottage Puncheston, Haverfordwest, Pembrokeshire, SA62 5RW

- Character Cottage
- 3 Reception Rooms
- Stunning Country Views
- No Near Neighbours
- Chain Free
- 4 Bedrooms
- 2 Bathrooms
- South Facing Garden
- EPC rating D

Offers Around £375,000

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The Agent that goes the Extra Mile





This character cottage offers an opportunity to enjoy beautiful Pembrokeshire countryside views in a peaceful setting with no near neighbours. There are architect drawings with building regs approval to extend the first floor to create a 5th bedroom and third bathroom, with open plan living space downstairs A real opportunity to add your own stamp to this beautiful cottage.

The Accommodation comprises: Living/Dining Room featuring a charming log burner and beautifully preserved period details, Kitchen, Garden/Sitting Room, Study, Two ground floor Bedrooms, one with en suite Bathroom, ground floor Bathroom, and Three Bedrooms on the 1st Floor. The property benefits from double glazing and Oil central heating.

Externally there is driveway parking for approx 4 cars and benefits from a south facing garden surrounded with mature shrubs and hedging.

Puncheston is a quiet, rural village in the heart of the Pembrokeshire countryside, within easy reach of the towns of Fishguard and Haverfordwest, and a short drive from the Preseli Hills. The village has an infant/ junior school, and there is a range of shops and facilities in the nearby village of Letterston. 11 miles south is the market town of Haverfordwest which has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc.



DIRECTIONS

DIRECTIONS: From our office in Fishguard take the Gwaun Valley road B4313 (up Hottipass Street), and follow the road for 3.3 miles, passing through Llanychaer. Fork right and follow the road for just over 2.5 miles, and the property will be found on the left, just over half a mile before Puncheston. (From Puncheston, take the road to Llanychaer, and the property will be on the right, just after a staggered crossroads).

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