

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: Electric Heating

TAX: Band D

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

ADD/ESL/11/24/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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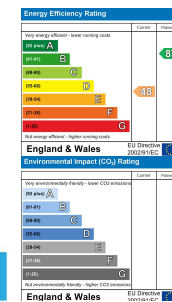


## 37 St. Brides Road, Little Haven, Pembrokeshire, SA62 3UN

- Mid-Terrace Fisherman's Cottage
- Three Bedrooms
- Open Plan Kitchen/Diner With Bi-Fold Doors
- Sought After Village
- Garden To Rear With Parking And Parking To The Front
- Immaculately Presented
- Downstairs WC
- 200 Yards From Beach
- No Onward Chain
- EPC Rating: E

Offers In The Region Of £425,000

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*The Agent that goes the Extra Mile*







An exciting opportunity to purchase a former fisherman cottage located in the highly desirable area of Little Haven, just seconds away from the quaint village centre and beach. The characterful cottage has been renovated to an incredibly high standard by its current vendors to enjoy all modern comforts whilst remaining sympathetic to the history and charm.

The layout comprises of lounge, with a log burner, a contemporary kitchen/ diner complete with modern, integrated appliances and bi-folding doors and underfloor heating, A perfect space for entertaining in the summer evenings. The first floor comprises of three double bedrooms and family bathroom. The property is served by electric panel heaters and double glazing and has an excellent standard of decoration throughout including slate flooring and oak doors.

Externally the property benefits from being just 200 yards from the beach and amenities in Little Haven. To the rear is a lovely garden laid to decorative stone for easy maintenance, with a covered dry storage area, a patio seating area and even an outdoor shower! A private lane to the rear grants vehicular access to the garden, where there is space to park a car, and there is further parking available to the front of the property too!

With the appeal of its fantastic location and the benefit of no onward chain, this property is not to be missed!

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



### DIRECTIONS

From Haverfordwest continue up the high street and right into Albert Street. Go straight ahead into Portfield, passing Tesco's and follow the B4341 for approx 5 miles. In Broadway take the left fork signposted to Little Haven. Through Walton West, take the second left and follow the road down the hill into Little Haven. Continue past the seafront and onto St Brides Road, where the property will be found on the left hand side. What3words: meatballs:starred:brings

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