

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

TAX: Band E

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

CFH/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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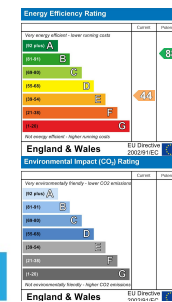


Meadow Vale Porthgain, Haverfordwest, Pembrokeshire, SA62 5BW

- Semi-Detached House
- Walking Distance To Harbour
- Three Bedrooms
- Garden To Rear
- No Onward Chain
- Sought After Coastal Village
- Kitchen / Dining Room
- Downstairs Bathroom
- Parking for 3/4 Vehicles
- EPC Rating: E

£315,000

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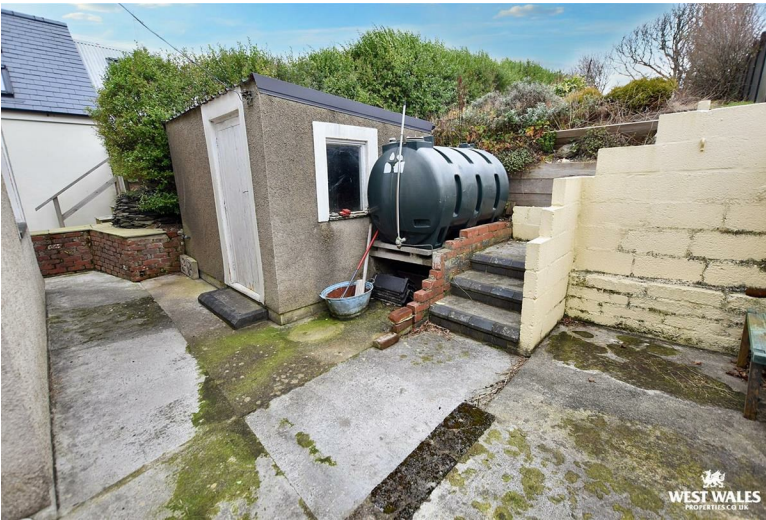


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The Agent that goes the Extra Mile





A rare opportunity to purchase a semi-detached 3 bedroom house situated in a sought-after coastal hamlet of Porthgain an idyllic location within walking distance of the harbour.

This property benefits from a living room, kitchen/diner, three bedrooms (one situated on the ground floor) and a downstairs family bathroom. The property benefits from oil fired central heating and uPVC double glazing. To the rear of the property is an elevated rear garden with lawns which backs onto open fields and views of the surrounding countryside to the front. The property also boasts plenty of parking to the front. Given its fantastic coastal location it would either make the perfect family home, holiday let or long-term purchase.

Porthgain is a small coastal hamlet on the north coast of St Davids Peninsula, once a small commercial harbour used for exporting stone from the nearby quarry, Porthgain is now a very popular thanks to a great pub, a super cafe/restaurant and excellent art galleries. What3Words: royal.informal.micro



DIRECTIONS

From our Haverfordwest Office, take the B4330 and follow for approximately 10 miles into the village of Croesgoch. Go straight over the A487 in the direction of Llanrhian and straight over the Llanrhian crossroads (towards Porthgain). Continue until you reach the village, then turn immediately right, then bear right again and the property will be found on your left hand side at the end of the road.

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