

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: Oil

TAX: E

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

JETH/ESL/03/25/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.

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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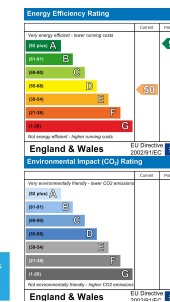


## Galemoor Camrose, Haverfordwest, Pembrokeshire, SA62 6JN

- Detached Stone Cottage
- Two Double Bedrooms
- No Onward Chain
- Countryside Location
- Oil Central Heating
- Set In 1.8 Acres
- Off Road Parking
- Inglenook Fireplace
- Close To Haverfordwest Town
- EPC Rating: D

Offers Around £325,000

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*The Agent that goes the Extra Mile*







Character Cottage in Rural Location – No Onward Chain

Located on a single-track road near the picturesque village of Camrose, this character cottage is set within 1.8 acres of land. Originally built in 1842 and further developed in 1998, the layout of the property comprises of an open-plan living and dining area with an inglenook fireplace and oil fired heating stove. 4. The kitchen with oil fired cooker / central heating boiler, two double bedrooms and bathroom complete the ground floor accommodation. A pull down ladder in the living room leads to a loft room which can be used as a third bedroom, office or storage space. The property combines traditional features with practical living space and is served by oil central heating and double glazing.

The grounds consists of woodland with a shed and pretty lawned gardens to the front and rear which are dotted primroses adding a burst of colour. The woodland offers potential or further landscaping if desired. The gated driveway provides ample off-road parking.

The property is ideal for those seeking a home with outdoor space, offering a quiet setting while remaining accessible to local amenities. With no onward chain. Viewings are highly recommended!

Situated on the periphery of the residential area of Camrose approximately four miles from the town of Haverfordwest and convenient to the beautiful Pembrokeshire coastline at Newgale, famous for its sandy beach, rugged cliffs and coastal path, with the harbour village of Solva and the Cathedral City of St David's beyond.

The market town of Haverfordwest 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

From the Haverfordwest office proceed out of town on the A40 in the direction of Fishgaurd. Follow this road for approximately 3 miles and then take the left hand turn towards Camrose. Proceed over the stone bridge and then turn right in the direction of Leweston and Willholme Farm Barn. The property will be found on the left-hand side. What3Words: panting.tower.paddocks

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