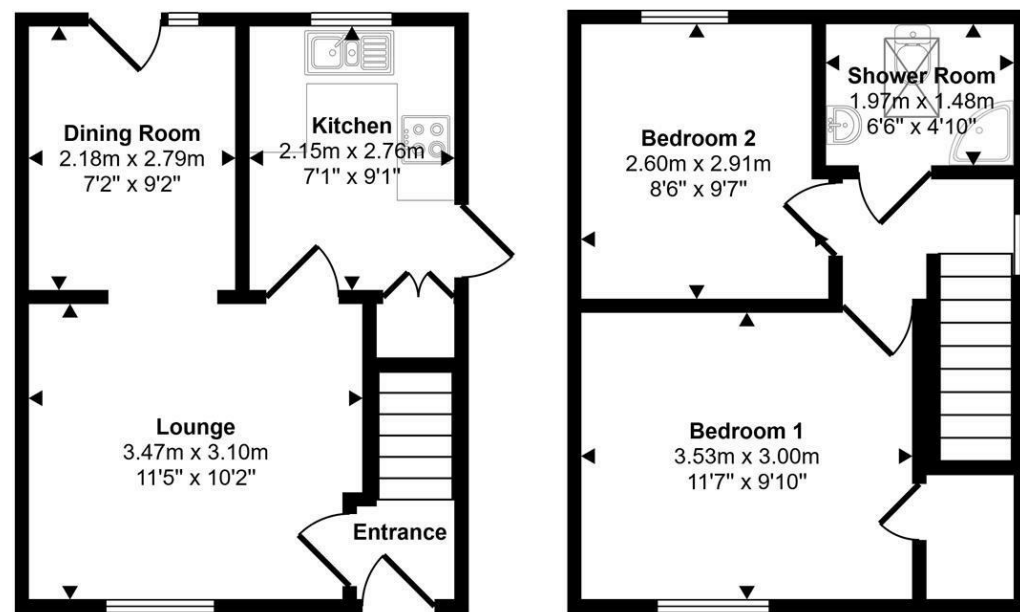


Approx Gross Internal Area
54 sq m / 586 sq ft



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: We are advised freehold

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

TAX: Band C

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

CFH/ESL/03/25/OK EIL

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

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

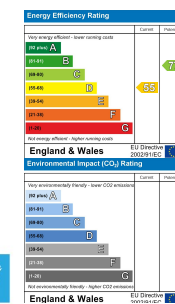


Holly Cottage 2 Bank Court, Spittal, Haverfordwest, Pembrokeshire, SA62 5QP

- Semi Detached Cottage
- Very Well Presented
- Two Reception Rooms
- Off Road Parking
- Garden To Rear
- Popular Village Location
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- EPC Rating: D

Offers Over £180,000

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The Agent that goes the Extra Mile





A charming and very well presented semi-detached cottage in an attractive courtyard setting located in the sought after village of Spittal. Accommodation comprises: Hallway, Lounge, Dining Room, Kitchen, Two Bedrooms and Bathroom. The property benefits from Gas Central Heating and double glazed windows. Externally, there is a parking space for one car, and pedestrian side access leading to a paved rear garden with lawned area and wooden shed. This would be ideal First Time Buyer, retirement home or Investment purchase

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 north east 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 is Scolton Manor, and Llys Y Fran Reservoir and Country Park.

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



DIRECTIONS

From our office in Haverfordwest, proceed to the Safeway Roundabout and take the A40 towards Fishguard. Turn right for Spittal at the Corner Piece Pub, turning right at the next Crossroads and follow the road into Spittal. Turn right, and the property will be found on your right hand side as denoted by our For Sale sign. What3Words chitchat.trending.sobs

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