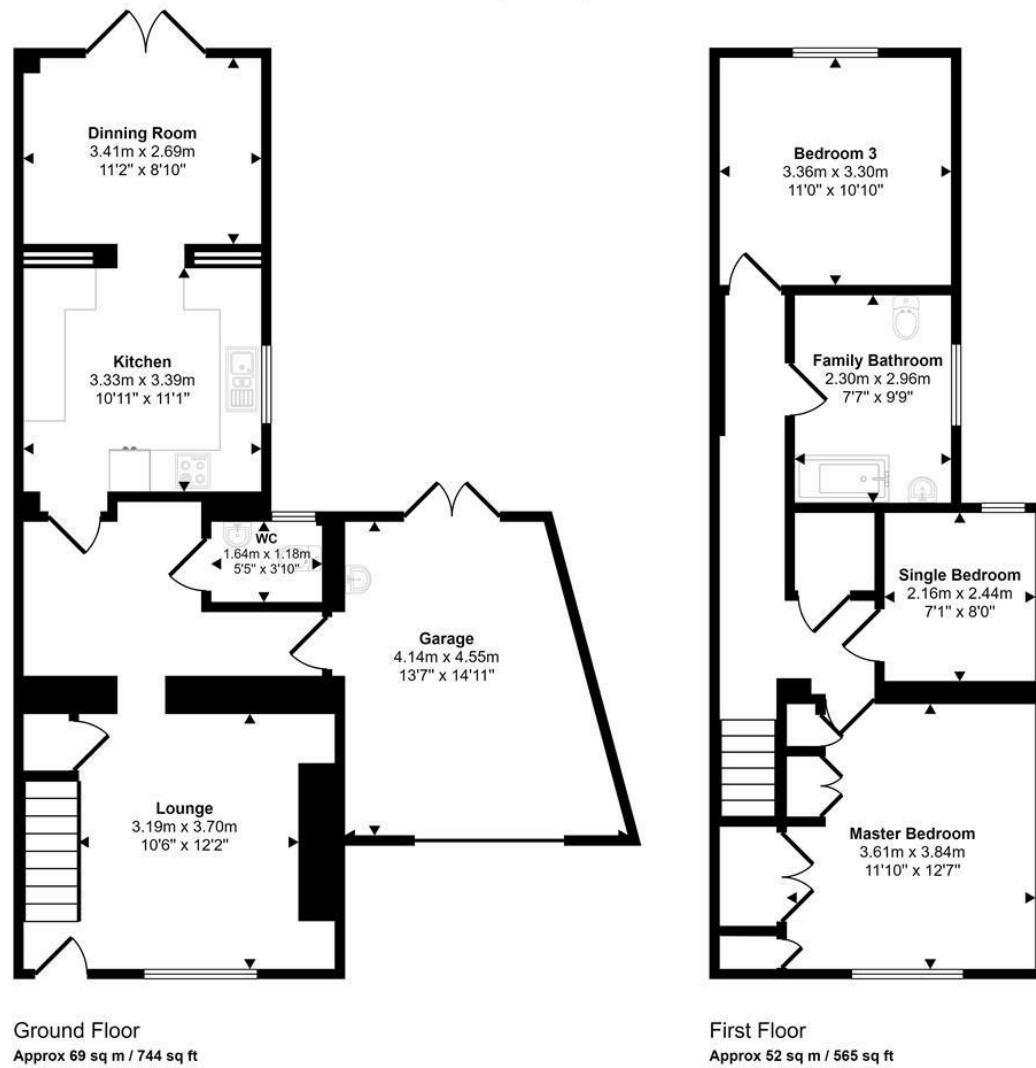


Approx Gross Internal Area
122 sq m / 1309 sq ft



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

SSG/RMA/012024/OK

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

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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA

EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585

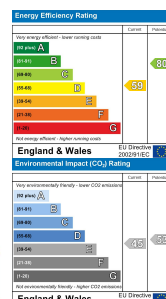


1 Priory Cottages, Tiers Cross, Haverfordwest, Pembrokeshire, SA62 3DE

- Character Cottage
- Living Room with Multi fuel stove
- Immaculately presented
- Countryside Views to rear
- Integral Garage & Off road parking
- Three Bedrooms
- Kitchen / Breakfast room
- Family Bathroom & WC
- Convenient location
- EPC Rating: E

£225,000

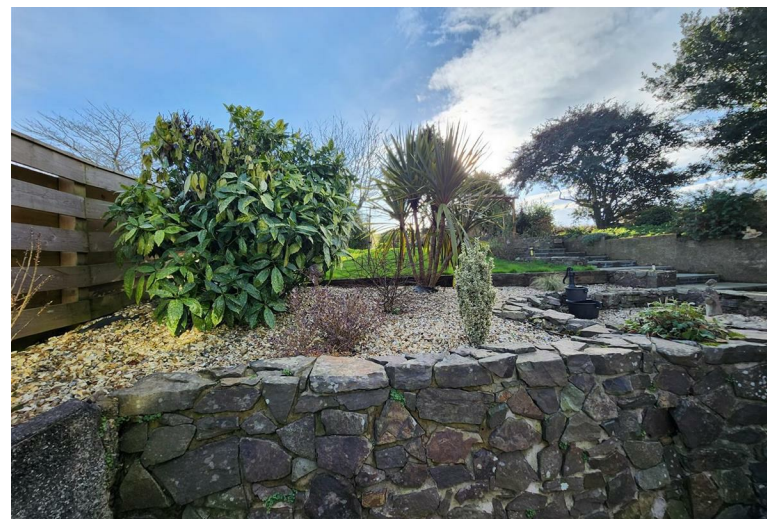
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The Agent that goes the Extra Mile





Immaculately Presented Character Cottage, with off-road parking and garage, located in the village of Tiers Cross convenient for both Haverfordwest and Milford Haven, as well as access to the western coastline beaches.

The property has been extended to the rear offering a sizeable home with attention to its character and detail.

The accommodation briefly comprises a living room with an exposed wood floor and multifuel burning stove focal point fitted in early 2020, an open-plan Kitchen / Diner with a comprehensive range of country-style wall and base units with complementing worktops and patio doors overlooking the lengthy garden that backs onto fields and countryside, Hallway with WC leading to an integral garage. On the first floor is a double bedroom with a range of wardrobes with characterful latch wooden doors, a second Double bedroom to the rear overlooking the mature garden and countryside beyond, and a third single bedroom currently being used as a home office/study. The stylish family bathroom has been fitted with a white three-piece suite.

Externally the property offers off-road parking to the front as well as a single garage, with a patio area with steps leading to a lawned area flanked by shrub and tree borders to the rear with partial countryside views.

Viewing is highly recommended to appreciate the size and finish of this contemporary character home.



Living Room

12'2" x 15'0" (3.71m x 4.57m)

Bedroom

12'7" x 11'2" (3.84m x 3.40m)

Study

8'11" x 7'5" (2.72m x 2.26m)

Bedroom

7'9" x 7'0" (2.36m x 2.13m)

Cloak Room

Bedroom

10'9" x 11'2" (3.28m x 3.40m)

Kitchen

11'3" x 11'0" (3.43m x 3.35m)

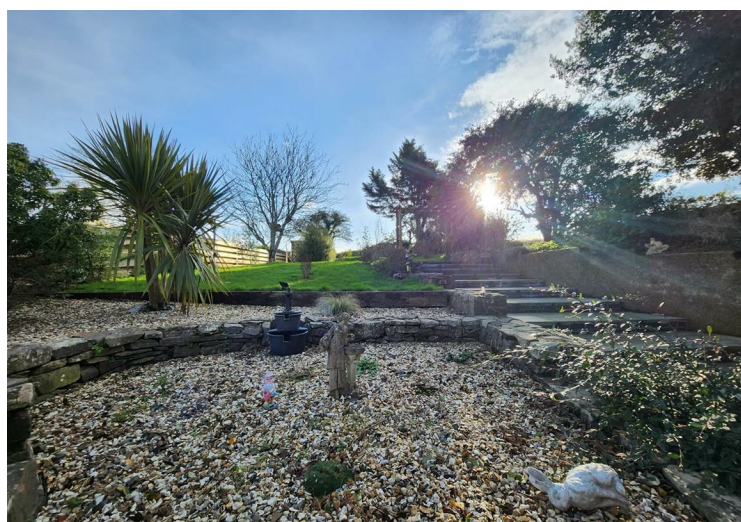
Bathroom

Dining Area

9'9" x 11'0" ((2.97m x 3.35m)

Garage

First Floor Landing



DIRECTIONS

From Milford Haven go out of the town towards Steynton and head for Johnston. At the first roundabout, turn left for Tiers Cross. At the next roundabout, take the second exit to go into Tiers Cross. Follow along this road and the property can be seen on the right-hand side.

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