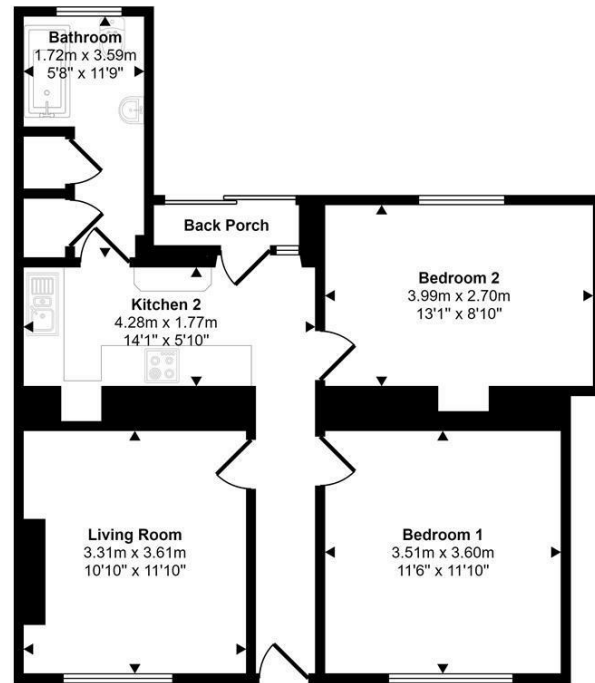


Approx Gross Internal Area  
62 sq m / 664 sq ft



Floorplan

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.

Mains Drainage, Mains Electric and Mains Water

HEATING: ELECTRIC

TAX: Band A

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

MM/AMA/02/24/ok

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.

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

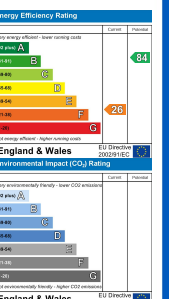


## 12 Main Road, Waterston, Milford Haven, Pembrokeshire, SA73 1DU

- Mid Terrace Cottage
- Modern Kitchen & Bathroom
- Enclosed Rear Garden
- Electric Heating
- EPC Rating: F
- Two Bedrooms
- On-Street Parking
- Ideal First Time Buy/Investment
- Village Location

Price £145,000

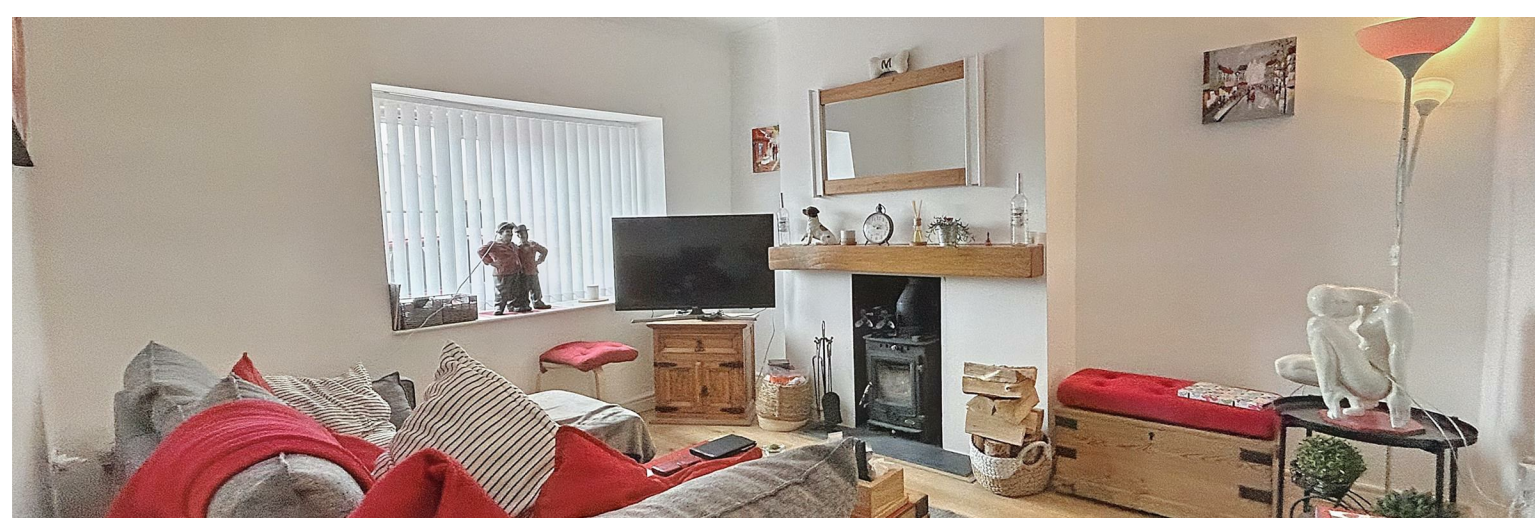
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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EMAIL: milford@westwalesproperties.co.uk TELEPHONE: 01646 698585

**The Agent that goes the Extra Mile**



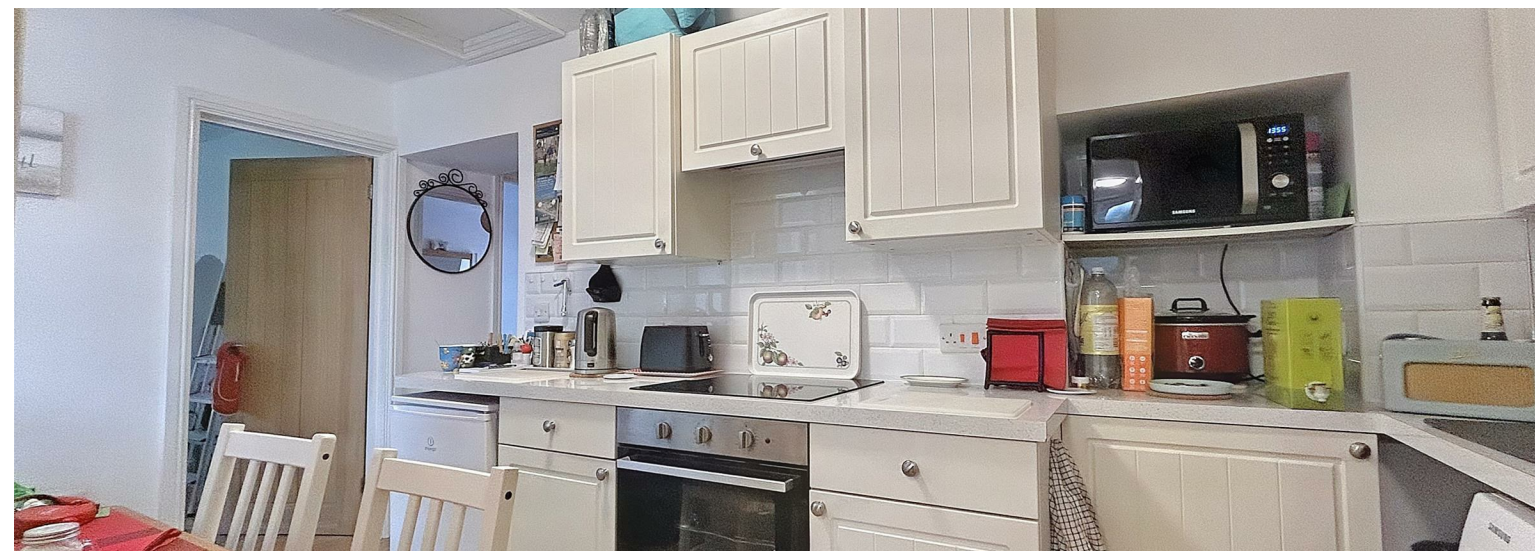


A mid terraced cottage situated in the sought after village of Waterston, a short drive from Milford Haven and Neyland Town.

The layout comprises; entrance hall, lounge, kitchen/diner, two double bedrooms and bathroom. The property benefits from electric heating and double glazing. There is the potential to build up into the attic subject to any necessary consents.

Externally, to the rear there is an enclosed garden with two steps leading up to a raised garden area. To the front of the property there is on-street parking in the vicinity.

The hamlet of Waterston lies on the main road that connects Milford Haven and Neyland. Both towns lie within a 5-10 minute drive and provide all of the necessary amenities, including supermarkets, schools, vets and doctors surgeries. The county town of Haverfordwest is just a little further away, providing even more amenities such as county hospital and retail parks. Waterston lies just a few miles away from the coast, with a selection of scenic walks to the coast and local pubs, therefore benefiting from many nearby beaches and scenery.



### DIRECTIONS

From the Milford Haven Office, continue straight down Fulke Street and turn left onto Hamilton Terrace. Follow the road, up Great North Road, turn right onto Coombs Road and follow the B4325 towards Waterston. Once you enter the village of Waterston, as you go over the speed bump, the property is on your left denoted by our board. What3words: hugs.snuck.collides

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