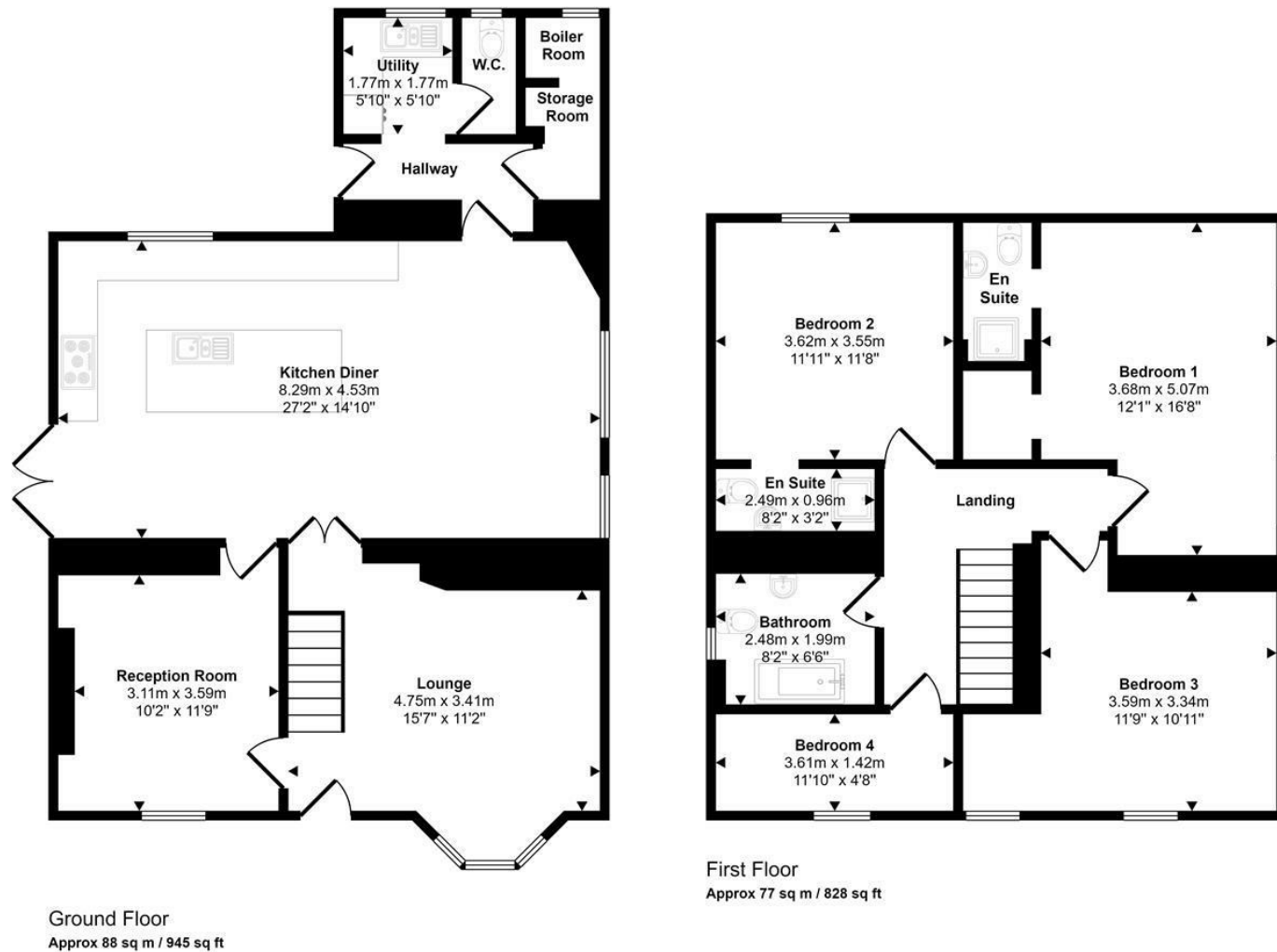


Approx Gross Internal Area
165 sq m / 1773 sq ft



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.
 COUNCIL TAX: Band 'E'
 HEATING: Gas

ref: SSG/07/23/CPS/07/23 OK

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<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

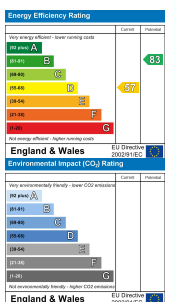


Three Crowns House, 35 Main Road, Waterston, Milford Haven, Pembrokeshire, SA73 1DU

- Detached Property
- Four Bedrooms
- Two Reception Rooms
- Private Car Park
- Village Location
- Garden (Approx 0.44 Acres)
- Original Features
- Two En-suite Bedrooms
- Detached Outbuildings
- EPC Rating: D

Offers In Excess Of £400,000

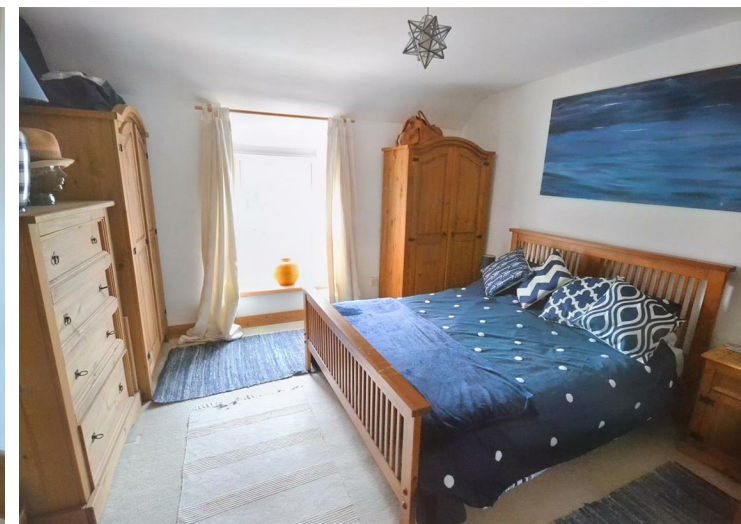
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The Agent that goes the Extra Mile



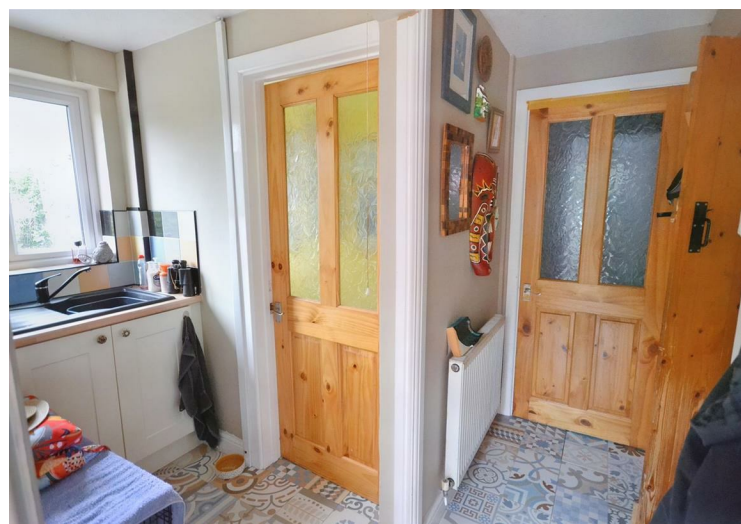


The Three Crowns House is a beautiful refurbishment of a former Public House and sits within approx. 0.44 acres of ground. This property, built in the 1700's, is full of original features and characters and has been refurbished thoughtfully offering a blend of modern and period finishes. This detached property is situated in the the village of Waterston, just three miles outside of Milford Haven.

The property comprises of two reception rooms, a kitchen/dining room with French doors leading out to the garden, a utility, W.C and boiler room to the ground floor, with the first floor offering four bedrooms one of which is currently used as an office and two with en-suite bathrooms and a further family bathroom.

Externally the property has a detached outbuilding made up of three units, one is the original cellar of the Public House. The spacious garden is mainly laid to lawn with mature shrubbery, with a patio area to relax and enjoy the views of the established garden. There is also a gated private car park, room for multiple cars, perfect for when family come to visit.

This property has so much to offer and would make for the perfect home or to have an income potential, a viewing will be the only way to fully appreciate everything The Three Crowns House has to give.



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 less than a mile away from the coast and local boat club. The Pembrokeshire Coastal Path is on your doorstep with all Pembrokeshire beaches just a short drive.

**GENERAL INFORMATION
FREEHOLD.**



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 go through the village of Waterston, the property will be on the left. What3wordsprincely.bumps.ditching

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