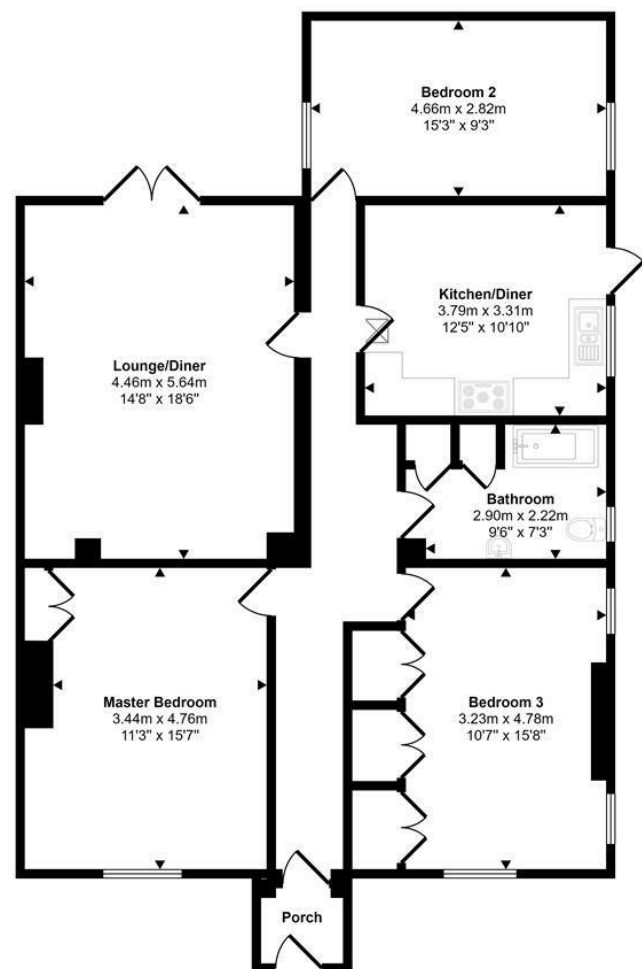


Approx Gross Internal Area
116 sq m / 1244 sq ft



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.

TAX: Band (Deleted)

SSG/RMA/11/23/OKEJL

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

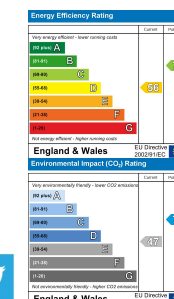


Haf House Trewarren Road, St. Ishmaels, Haverfordwest, Pembrokeshire, SA62 3SY

- Semi-Detached Cottage
- Three Double Bedrooms
- Walking distance to coast path
- Off Road Parking
- Oil Central Heating
- Well Presented Character Property
- Courtyard Garden To Rear
- Rural Village Location
- Summer House in garden
- EPC Rating: D

Offers In Excess Of £225,000

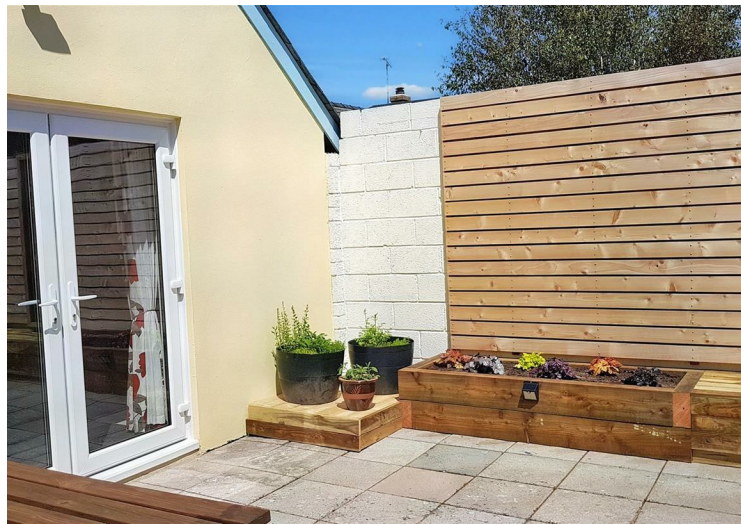
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The Agent that goes the Extra Mile





A wonderful opportunity to purchase this well-presented semi-detached cottage, which offers three double bedrooms and still has some of its original features and is full of charm. The property is located in the popular, semi-rural village of St Ishmaels, which is within walking distance to the local school and village amenities.

The accommodation briefly comprises; an entrance porch, living/dining room with french doors which lead to the rear patio garden, kitchen/dining room fitted with a range of modern appliances and wall and base units, a family bathroom and three double bedrooms, two of which benefit from ample built-in storage.

Externally, the property offers parking for one vehicle and side access to the rear garden which is laid to patio and decking., creating a wonderful spot to sit back and relax or enjoy alfresco dining with friends. There is also a summerhouse in the garden with a decked seating area to the front, which could be utilised as an extension to the garden in cooler months or as a studio space.

Early viewing is highly recommended to appreciate the size and standard of the accommodation.

The village of St. Ishmaels is located some 11 miles south west of the County Town of Haverfordwest, and some 6 miles west of Milford Haven. St. Ishmaels is a popular village situated within the Pembrokeshire National Park conservation area with the nearest cove being approx. 0.75-mile distance. St. Ishmaels has a Primary School, Sports Club, Garden Centre, recently the local village pub has reopened and the Puffin bus service.



DIRECTIONS

From our Milford Haven office head west on Charles Street towards Priory Street. Turn left onto Dartmouth Street. Turn right at the end of the road onto Victoria Road. At the roundabout take the first exit onto Victoria Road, continue onto St Lawrence Hill. Follow the Dale road for 5.3 Miles. Turn left onto Burgage Green Road and continue for 0.2 Miles. Finally turn onto Trewarren Road and the property will be on your left set back off the road.

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