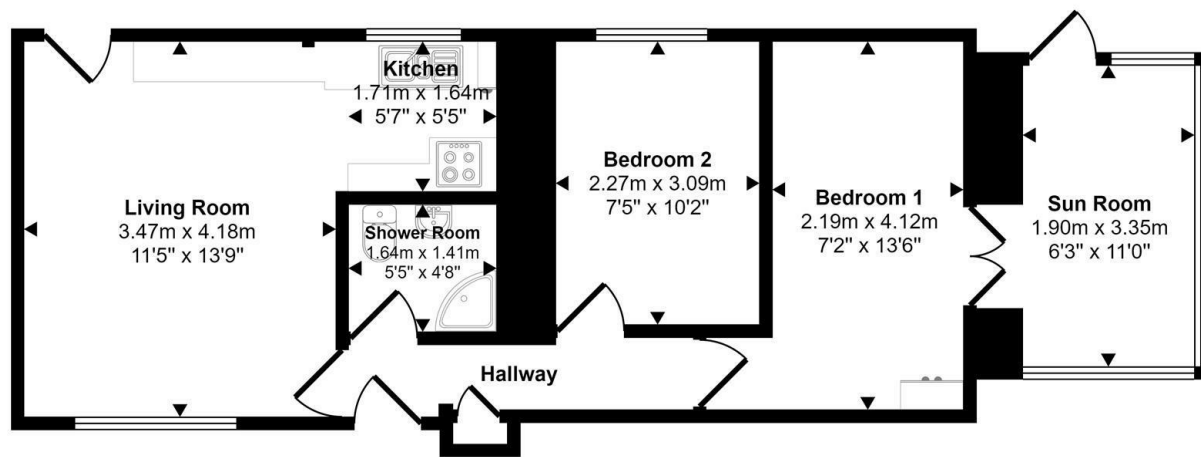


Approx Gross Internal Area  
52 sq m / 564 sq ft



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: Freehold

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

Property has Mains Drainage, Mains Electric, Mains Water, WIFI

HEATING: Air Source Heat Pump

TAX: Band C

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

SLS/AMA/OK EJJ

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

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

EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585

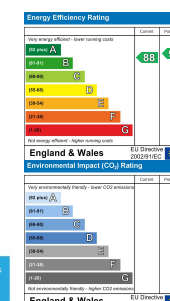


## Poppy Cottage 3 Fold Farm Cottages, Herbrandston, Pembrokeshire, SA73 3SJ

- Terraced Cottage
- Enclosed Rear Garden
- Courtyard Location
- Solar Panels
- A Short Drive to a Range of Amenities
- Two Bedrooms
- Conservatory
- Coastal Village Location
- Air Source Heat Pump
- EPC Rating: B

Offers In The Region Of £225,000

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*The Agent that goes the Extra Mile*



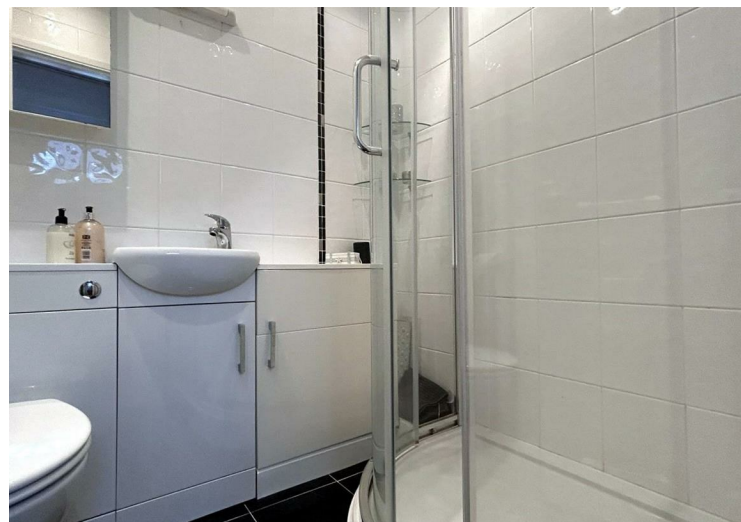


One of four character cottages within Fold Farm Cottages this beautifully presented two bedroom cottage is located in the village of Herbrandston on the outskirts of Milford Haven.

The accommodation comprises of; Hall, lounge/kitchen/dining room, shower room, two bedrooms - one leading through to the conservatory. Property benefits from solar panels and air source heat pumps.

Externally; The enclosed rear garden is mainly laid to lawn and bordered with established planting. There is a decked area ideal for alfresco dining, To the right of the entrance way the property owns a parcel of land of approx 0.024. There is communal parking at the front of the property.

Milford Haven has the largest port in Wales and the third-largest port in the United Kingdom. It also has a popular Marina with accompanying Restaurants, Wine Bar, and boutique shops. The town itself has a historic late 18th and 19th centuries core based on a grid pattern, located between Hubberston Pill and Castle Pill and extending inland for 500 metres. Milford Haven's 20th-century expansion took in several other settlements. Hakin and Hubberston are older and situated to the west of the main town. The town also benefits from a variety of shops and supermarkets, leisure centre, primary and secondary schools, and the Torch Theatre and Cinema.



### DIRECTIONS

From Milford Haven travel towards Herbrandston. When you enter the village, turn left opposite the School. Continue down through the village passing the village green on the left. Continue past the turning into St.Margarets Way, taking the sign to Sandy Haven. You will find the entrance to the Fold Farm Cottages Courtyard set back on the right hand side within a cluster of the other properties. What3Words:masses.desks.strictly

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