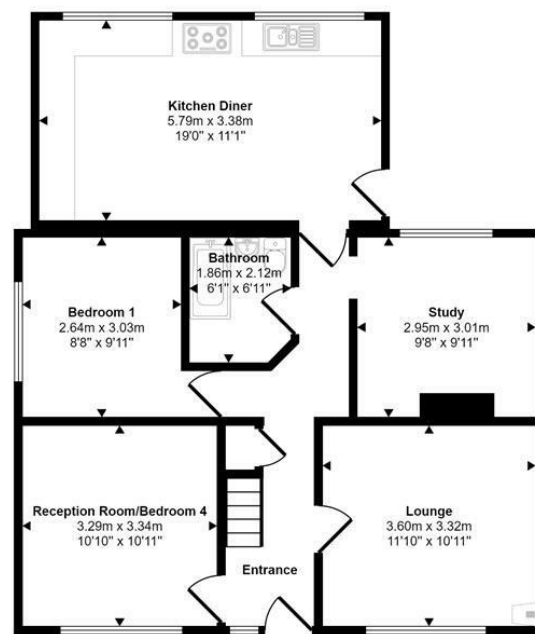
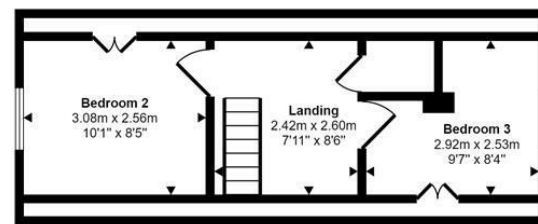


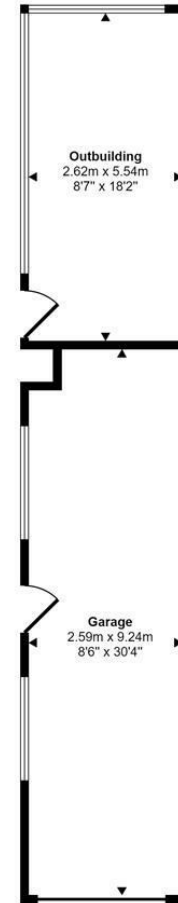
Approx Gross Internal Area  
145 sq m / 1559 sq ft



Ground Floor  
Approx 78 sq m / 835 sq ft



First Floor  
Approx 29 sq m / 310 sq ft



Garage/Conservatory  
Approx 38 sq m / 414 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 ' D '

ref: SLS/CPS/09/24 .Please request an approved copy from our office before booking a viewing.

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

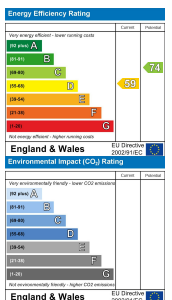


## Sycamore Trewarren Drive, St. Ishmaels, Haverfordwest, Pembrokeshire, SA62 3TR

- Dormer Bungalow
- Two Reception Rooms
- Off Road Parking & Garage
- Planning Permission - NP/23/0525/FUL
- Oil Central Heating
- Four Bedrooms
- Coastal Village Location
- Plot Size Approx 0.19 Acres
- On a Private Road
- EPC RATING D

Offers In The Region Of £300,000

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

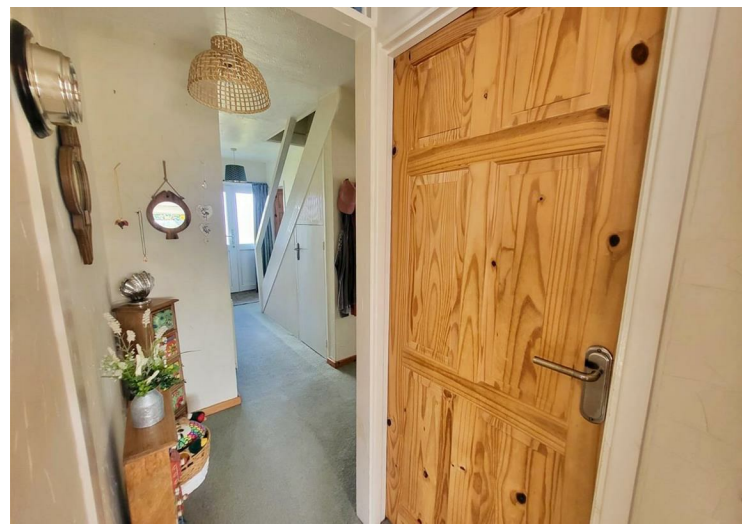


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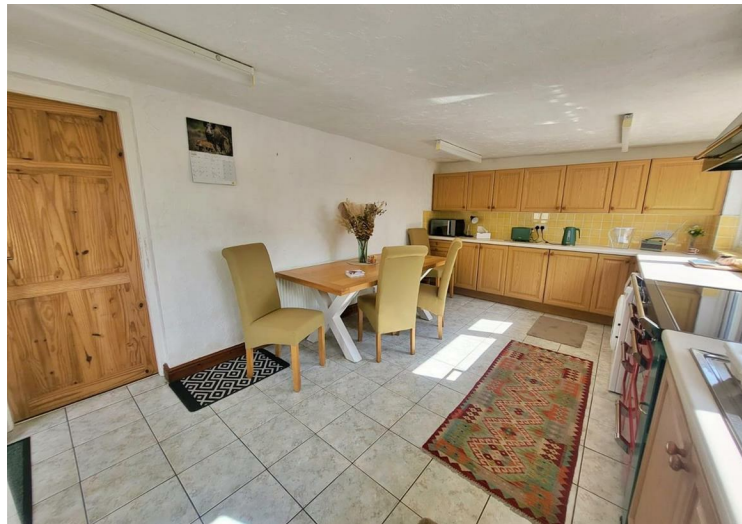
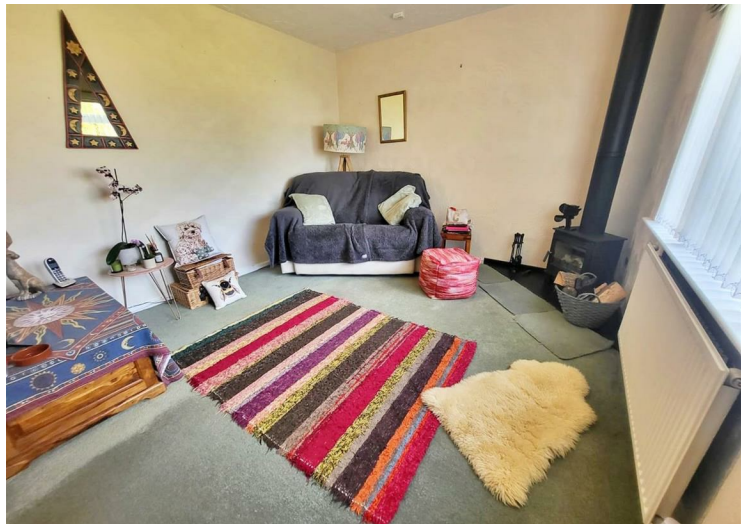
**The Agent that goes the Extra Mile**







A detached three/four bedroom dormer bungalow in the heart of the village of St Ishmaels. Situated on a private road the property currently has planning permission to extend at the rear NP/23/0525/FUL. Sycamore sits in good-sized grounds and offers gardens to the front and rear, off road parking and a garage.

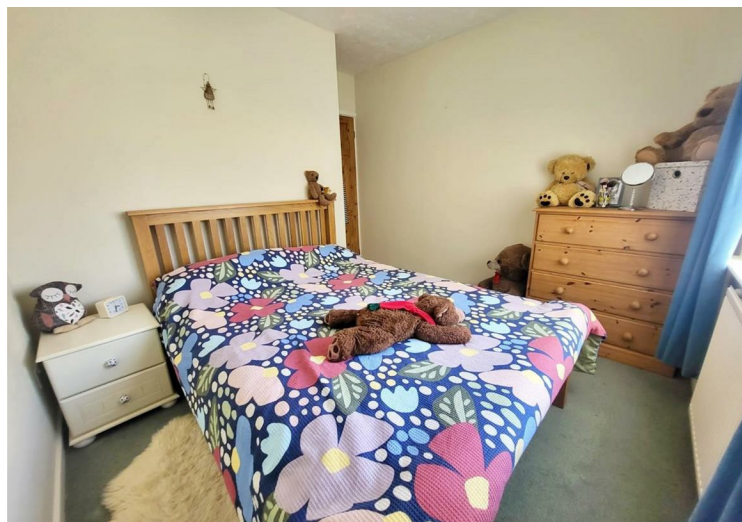
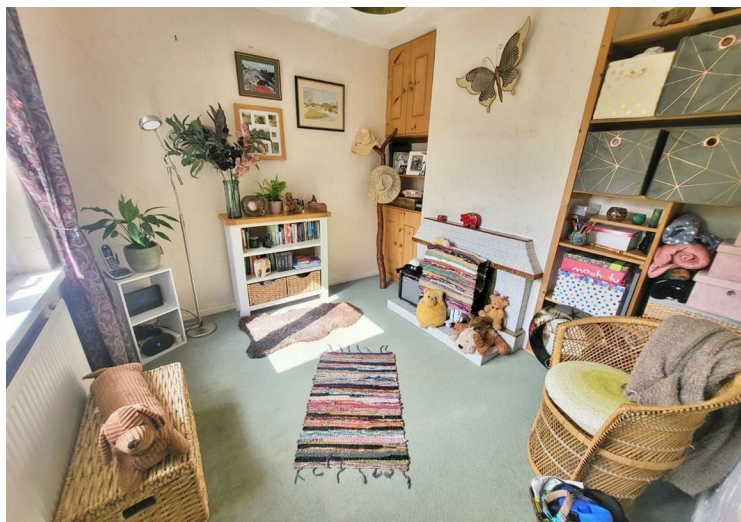


The accommodation briefly comprises; entrance hall, two reception rooms, two bedrooms, bathroom and a kitchen/dining room to the ground floor, with two further bedrooms to the first floor.

Externally: To the front is an enclosed mature garden. The property offers off-road parking and access to the garage and rear. To the rear is a well-presented garden, with patios and seating areas perfect for enjoying the rural setting. The garden has been lovingly created and cared for, with well-established shrubbery and plants. The garden also has a versatile outbuilding currently used as a greenhouse.

The property boasts Upvc double glazing and Oil Central Heating.

St Ishmaels is a popular village located some 11 miles southwest of the county town of Haverfordwest is situated within the Pembrokeshire National Park. The village has a Primary School, Sports Club, Pub and Garden Centre. The coast path is approximately a 10-minute walk away and Monk Haven Cove and the sands of Linsday Bay are within walking distance.



### DIRECTIONS

DIRECTIONS: From our Milford Haven office, continue down Fulke Street and turn right onto Hamilton Terrace. At the roundabout, take the first exit and follow the road for 5.4 miles, then take the 2nd left turn into St Ishmaels village. Follow the road into the village, then you will come to a T cross, go right and follow the road, take the second left into Trewarren Drive and the property can be found on your right. What3words#confusion.reshape.scan

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