

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 N/A

ref: JETH /CPS 23/10 /24/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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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**

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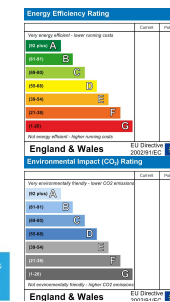


## Fold House Cottage Herbrandston, Pembrokeshire, SA73 3SJ

- Terraced Cottage
- Four Bedrooms
- Exposed Beams
- Rural Views
- Off Road Parking
- Character Features
- Loft Room
- Multi Fuel Stove
- Village Location
- EPC E

**Offers Around £225,000**

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Fold House Cottage is a well presented four bedroom, mid terraced property located in the village of Herbrandston. This property boasts character features including exposed beams, and would make an ideal family home or business opportunity as it is currently a Holiday let.

The property comprises of a porch, open plan lounge/diner boasting character features and a multi fuel stove and a central staircase. A kitchen complete with modern appliances, utility room, pantry and sun room which is ideal to sit and enjoy the tranquility of the location. The first floor comprises of four bedrooms and a family bathroom, with two of the bedrooms boasting rural views. The property also offers a loft space with distant sea views, which is accessed from a wooden stairs.

Externally, To the front is multiple vehicle parking and gravelled garden with seating area perfect for soaking up the views and a rear garden laid to lawn.

This property offers double glazing, electric and multi fuel stove heating.

The property would be the perfect family home and needs to viewed to appreciate all it has to offer.

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 Herbranston, take a left in to Herbrandston. Continue along into St Margret's Way and take the first left, the property will be the second property on your right hand side. What3words#subplot.tarred.zebra

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