

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 F

JETH/ESL/07/23/OK EJJ

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

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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

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585

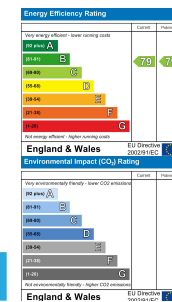


Gwelfor West End, Marloes, Haverfordwest, Pembrokeshire, SA62 3BE

- Detached House
- Four Bedrooms
- Low Maintenance Garden
- Coastal Village Location
- Immaculately Presented
- Far Reaching Views
- Contemporary Upside Down Design
- Off Road Parking
- Solar Panels
- EPC Rating: C

£475,000

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The Agent that goes the Extra Mile





****Contemporary House With Extensive Views**** West Wales Properties are delighted to introduce Gwelfor, a contemporary and stylish detached house located in the sought after coastal village of Marloes. The Property boasts an 'upside down' design allowing for far reaching views as far as the St Davida peninsula, and was built with the future in mind, equipped with privately owned solar panels and a heat pump heating system. The layout of the property briefly comprises of an Entrance Hall on the ground floor, leading through to the Four Bedrooms (master with En-Suite Shower Room), a Family Bathroom, Utility Room and an Integral Garage. On the first floor is an open plan Living Space with a modern fitted kitchen, Bi-folding doors leading to a Juliet balcony, and a feature multi-fuel stove. The property is immaculately presented and centred around a solid oak staircase, with oak flooring and doors to to compliment.

Externally, there is a driveway to the front providing off road parking for approximately three cars, and access to the garage which benefits from an electric door. To the rear, there is a split level garden, which is laid with patio and decorative stone for easy maintenance.

The property is currently operating as a holiday let, offering an exciting business venture for prospective buyers, but is also fully equipped to serve as a comfortable and impressive family home. A must see property!

The village of Marloes is set in the heart of the Pembrokeshire Coast National Park, close to the departure point for Skomer and Skokholm Island Bird Sanctuaries. The beautiful Marloes Sands beach is approximately 20 minutes walk away. The village of Dale nearby is perfect for windsurfing, sailing or other water sports, and the coves of West Dale and St Brides Haven are also close. The picturesque old fishing village of Little Haven and the family friendly sandy expanse of Broad Haven are 6 miles away.



DIRECTIONS

From our Milford Haven office, take the Dale Road and turning right towards Marloes. Upon entering the village, continue most of the way through passing the post office and pub on your left, Gwelfor will be found on the left shortly after detonated by our for sale board.
what3words: enveloped.sampling.stud

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