

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.

Property has Mains Drainage, Mains Electric, Mains Water

HEATING: Electric

COUNCIL TAX: D

ref: SLS/CPS/11/10/24/OK EJJ

FACEBOOK & TWITTER

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<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.

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

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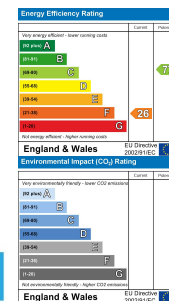


Cross Hill Cottage, 17 Trewarren Road, St Ishmaels, Haverfordwest, Pembrokeshire, SA62 3S2

- Detached Dormer Bungalow
- Village Location
- Requiring Modernisation
- Off Road Parking
- Partially Double Glazed
- Three Bedrooms
- Close to Coast
- Detached Garage
- Electric Heating
- EPC Rating F

O.I.R.O £200,000

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The Agent that goes the Extra Mile



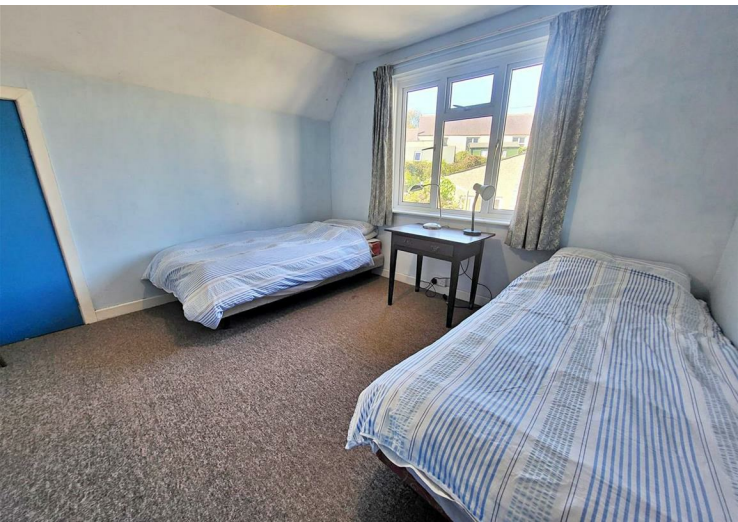


Cross Hill Cottage is a detached three-bedroom dormer bungalow in the heart of the coastal village of St Ishmaels. Requiring modernisation this property offers the potential to create a fantastic family home. With countryside walks and the coast close by we would highly recommend coming to view to appreciate all this property has to offer.

The accommodation briefly comprises; Entrance hall, bedroom, bathroom with bath & whb, w/c, kitchen and lounge to the ground floor. With two bedrooms on the first floor.

Externally there is a detached single garage to the side and off-road parking. The gardens are to the sides and rear and are mainly laid to lawn, the property also has a spring in the garden.

St Ishmaels is a popular village located some 11 miles southwest of the county town of Haverfordwest and 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 Lindsay Bay are within walking distance. It is also about 6 miles approximately west of Milford Haven, a town boasting Milford Marina, a variety of shops, supermarkets, and cafes. The attractive villages of Dale and Marloes are also close by.



DIRECTIONS

From our Milford office continue down Fulke Street and turn right, take the first left at the roundabout and continue to follow the road for 5.4 miles until you come to the second left turning for St Ishmaels. Head through the village until you come to a t junction and turn left, the property will be found a short distance down on your right hand side. What3words#relegate.imparting.sprawls

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