

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 'C'

ref: SLS/CPS/12/24OKSLS

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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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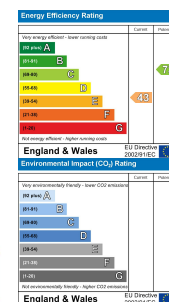


## Bridge Cottage Leonardston Road, Mastlebridge, Milford Haven, Pembrokeshire, SA73 1ER

- Detached Cottage
- Occupying approx 0.22 Acres
- Three Bedrooms
- Lapsed Planning for a Two Storey Garage/Workshop
- Open Plan Kitchen/Dining Room
- Off Road Parking
- Oil Central Heating
- EPC Rating E

**Price £290,000**

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**The Agent that goes the Extra Mile**







Welcome to Bridge Cottage, a traditional stone cottage dating back to around 300 years and has been extended over the years. Set in a rural countryside location, this characterful property offers an abundance of nature on the doorstep. Occupying a plot of approx 0.22 of an acre, the property sits away from the activity of a town location, yet close enough with a short drive to local amenities. The river Cleddau and the coast are also within easy reach. We are advised that the grounds have lapsed planning to erect a double garage/workshop with rooms above and offer scope, subject to the necessary planning permissions, to re-submit.

The accommodation briefly comprises a Lounge with exposed beams and feature fireplace, a Kitchen/dining room, a bedroom, rear hall and a bathroom on the ground floor. Upstairs, there are a further two bedrooms.

Externally there is off-road parking to the side. The property sits on the edge of a plot of approx 0.22 acres. The garden is tiered and includes a wooded area with a stream running alongside.

The village of Mastlebridge is situated half a mile from the town of Neyland, which has local stores, primary schools, surgery and picturesque marina! The village is ideally located between several popular towns; 5 miles from Milford Haven, just over 7 miles to the County Town of Haverfordwest, and 5 miles to Pembroke. All towns have a wide range of amenities.



## DIRECTIONS

From our Milford Haven Office, continue down Charles St, turn left onto Dartmouth St, then left again onto Hamilton Terrace. Continue for approximately 0.8 miles on Great North Road, then turn right onto Coombs road and follow, over the bridge, follow the road up the hill and continue on this road (B4325) without turning off for approximately 3 miles. Then you will reach a mini roundabout, at which point, take the third turning, the property will be the first property on the right. What3words#bands.count.flopping#

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