



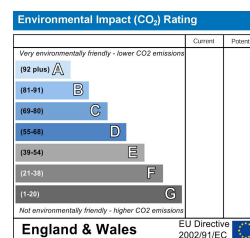
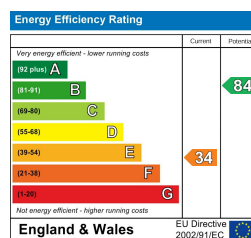
## Tegfan, 26 Middle Street, Rosemarket, Milford Haven, Pembrokeshire, SA73 1JP

A characterful semi-detached cottage with potential nestled in the popular village of Rosemarket, sits in a central position within the county making it convenient for the Pembrokeshire Coast National Park and the many spectacular beaches that it offers. Tegfan is an ideal investment property with the scope and potential to make it your own (subject to planning permission). This would make an ideal family home.

The property is set over two levels, the ground floor offering a Hallway, kitchen, two reception rooms and a wetroom. On the first floor are two/three bedrooms.

Externally the property offers a garden laid to lawn to the front side and rear.

- Semi Detached Cottage
- Part Double Glazed
- Two/Three Bedrooms
- Electric Heating
- No Onward Chain
- Rural Location
- Garden to Front and Rear
- On Street Parking
- Downstairs Wet Room
- EPC F



**By Auction £135,000**

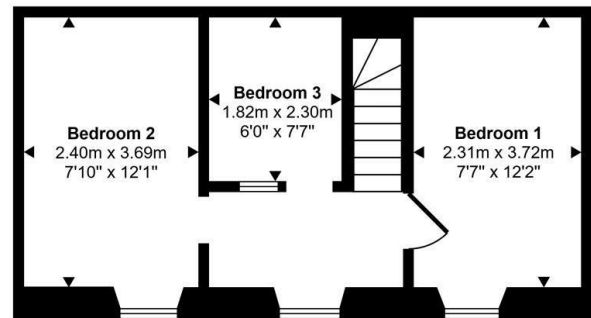
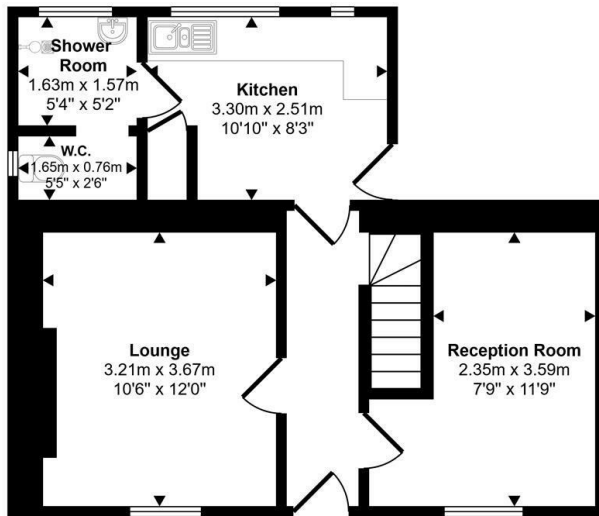
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA

EMAIL: milford@westwalesproperties.co.uk TELEPHONE: 01646 698585

**The Agent that goes the Extra Mile**

Approx Gross Internal Area  
76 sq m / 816 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.

#### AUCTIONEER'S COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

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: SSG/ CPS /19/12/24 OK EJJ

#### FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

<https://www.facebook.com/westwalesproperties/>

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA

EMAIL: [milford@westwalesproperties.co.uk](mailto:milford@westwalesproperties.co.uk)

TELEPHONE: 01646 698585