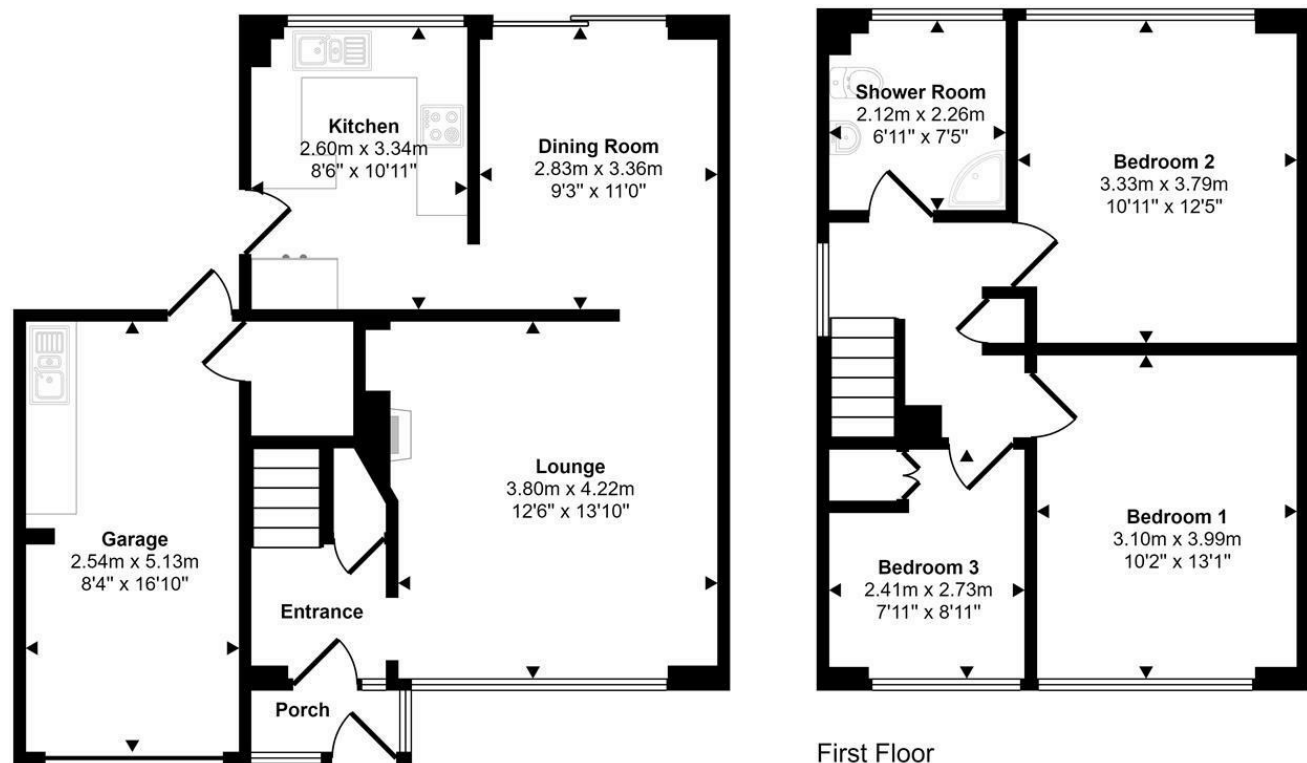


Approx Gross Internal Area  
103 sq m / 1107 sq ft



Ground Floor  
Approx 58 sq m / 629 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.

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 'D'

HEATING: Oil

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

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @VWVProps

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

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71

4JS

EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006

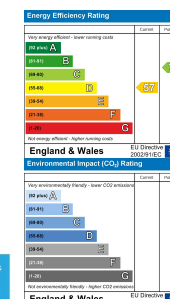


### 39 West Haven Estate, Cosheston, Pembroke Dock, Pembrokeshire, SA72 4UL

- Semi-Detached House
- Sought After Village Location
- Driveway Parking With Garage/Utility
- Ideal Family Home
- UPVC Double Glazing
- Three Bedrooms
- Conservatory
- Enclosed Rear Garden
- Well Presented
- EPC Rating: D

Offers In Excess Of £255,000

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



Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS  
EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

**The Agent that goes the Extra Mile**





This beautifully presented semi-detached house is situated in the popular pretty village of Cosheston, with idyllic country views right on your doorstep. The property is also conveniently located just a short drive outside of Pembroke Dock, which boasts a variety of shops, cafes and supermarkets.

The property has been decorated with a neutral decor throughout with the ground floor comprising; entrance porch and hallway, living room with a feature log burner, dining room which leads through into the kitchen, which is fitted with a range of integrated appliances, and the conservatory which looks out to the rear garden. The first floor provides two double bedrooms, one single bedroom and a family bathroom with a modern fitted suite. This wonderful home would make a great family home due it's size, location and style. Viewing is highly recommended!

Externally, the property offers driveway parking with a single garage, which is currently utilised as a utility room. A pathway runs alongside the front lawned garden leading up the the front door. The rear provides a patio and decking area with ample space for outside seating, and would make a great entertainment space where you can even dine al fresco during the summer. Steps lead down into the lawned garden, which is bordered with mature flower beds home to a variety of shrubs, plants, and flowers. The property also benefits from side access to the driveway, which provides easy access.

Cosheston is an attractive and sought-after village, centrally located between surrounding towns of Tenby, Narberth, Pembroke, and Haverfordwest, offering all everyday amenities including secondary schools, hospitals/surgeries, supermarkets, and public transport links. The village itself is serviced by a highly popular public house and restaurant, a reputable primary school, two churches, and a community playing field. Just a short drive away are the beautiful seaside resorts of Tenby and Saundersfoot, with many nearby attractions.



#### DIRECTIONS

From our office in Pembroke proceed back towards Pembroke Dock and down Ferry Lane turning right onto the A477. Proceed for approximately 3 miles turning left signposted Cosheston. Upon entering the village go over the bridge and turn left at the junction. Continue to follow road and then turn right on West Haven Estate. The property will be on the left hand side. What/Three/Words:///defected.shoving.slugs

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