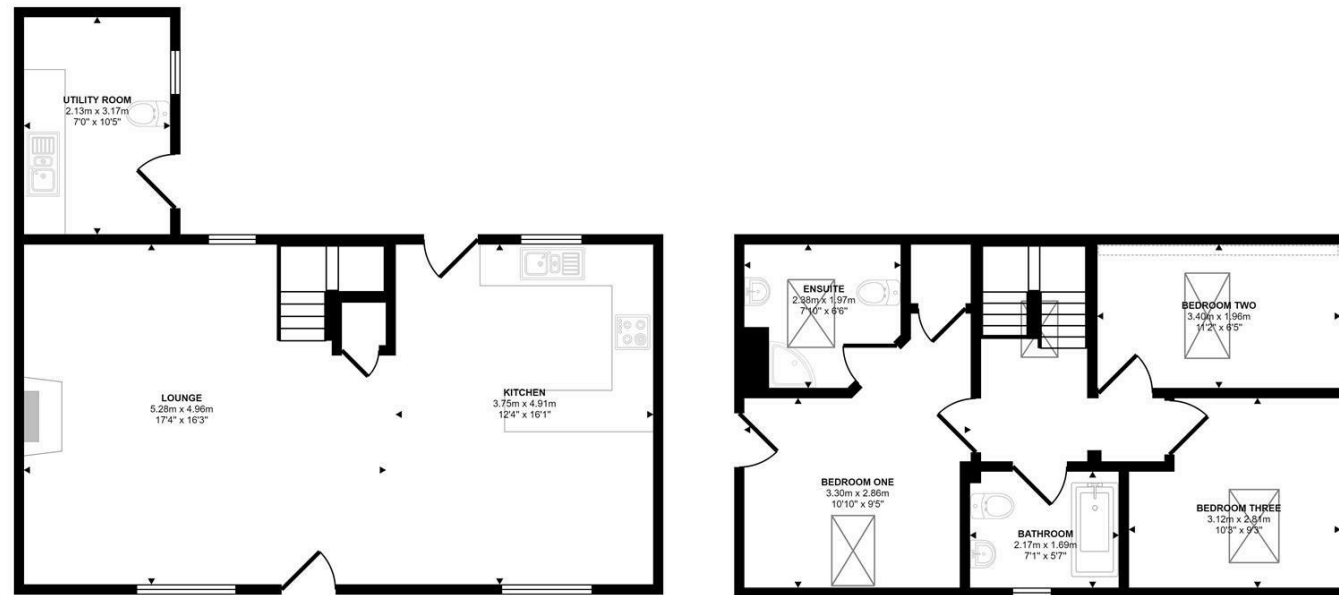


Approx Gross Internal Area  
95 sq m / 1026 sq ft



Ground Floor  
Approx 52 sq m / 563 sq ft

First Floor  
Approx 43 sq m / 462 sq ft

Denotes head height below 1.5m

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'

ref: / JETH / LKW / 22/ok 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: @ WWProps  
<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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ  
EMAIL: [tenby@westwalesproperties.co.uk](mailto:tenby@westwalesproperties.co.uk)

TELEPHONE: 01834 845584

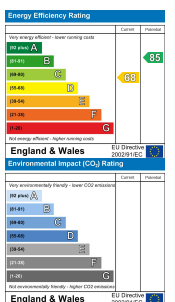


### Mill End Cottage Lawrenny, Kilgetty, Pembrokeshire, SA68 0PN

- End of Terrace Cottage
- Three Bedrooms
- Modern Kitchen
- Stone front Character Cottage
- Walking distance to the coast/water
- Open-plan Kitchen Diner
- Private rear Garden with Store Room
- Front Garden & Driveway Parking
- Rural Village Location
- EPC D

Offers In Excess Of £325,000

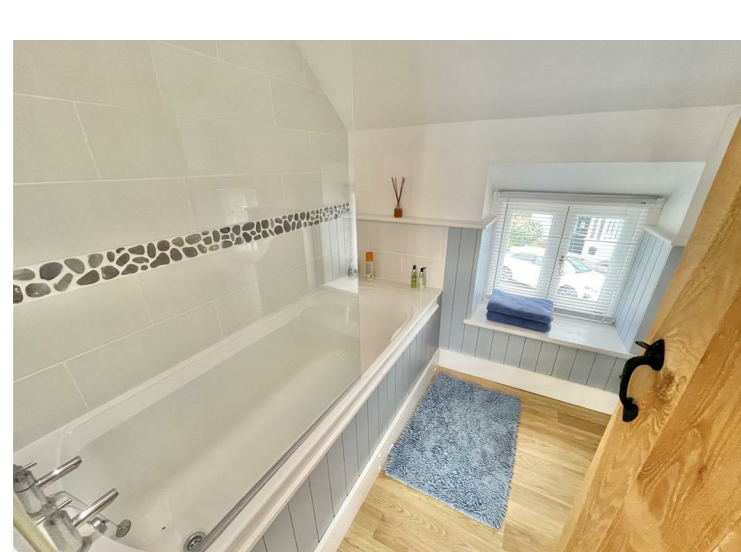
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



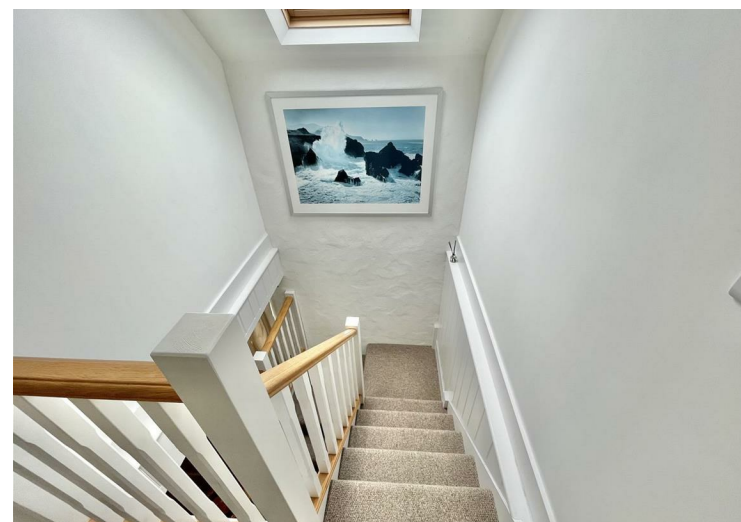
Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ  
EMAIL: [tenby@westwalesproperties.co.uk](mailto:tenby@westwalesproperties.co.uk) TELEPHONE: 01834 845584

**The Agent that goes the Extra Mile**





We are pleased to bring Mill End Cottage to the market, It is a modern but characterful cottage, situated in the sought after rural village of Lawrenny, Kilgetty. The cottage offers an open plan kitchen with a range of wooden units and sage-green cupboards, with dining space perfect for family dining, Across from the dining area is a Living space with a working log-burner. Leading off from the kitchen is access into the garden which is the perfect dining space for summer nights, which also comprises of a utility room as an extra benefit this property has a beautiful front garden with shrubs and stoned walls surrounding.



As the character features carry on upstairs, the house benefits from three double bedrooms all with neutral decor one with an en-suite shower room and access out onto a concrete patio area which has stairs leading down onto the cottage's outdoor space, upstairs comprises of a modern bathroom also which has bath and shower facilities.

Set within the Pembrokeshire coast, Lawrenny sits on the edge of Carew village is famous for its magnificent castle, Celtic cross and tidal mill. It is a popular destination for both visitors and locals alike. Nearby local amenities include: farm shop, park and playing field, public house, primary school and church. Less than 10 miles away are the beautiful beaches of Freshwater East and Manorbier. The ever popular town of Tenby and Saundersfoot are also just a drive away, with the main superstores and shops located less than five miles away.



#### DIRECTIONS

From Tenby, head out of town towards Sageston, (At the roundabout take 3 2nd exit towards Pembroke on the A477. At the next roundabout take the 3rd exit towards Carew) follow the road to the roundabout at Milton. Take the 1st exit towards Carew and follow the road down into the village and over the mill pond bridge. Continue along the road into Whitehill, then at the cross roads turn left. Follow the road all the way down into Llawrenny and the property is located on the right hand side past the village hall.

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