

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.

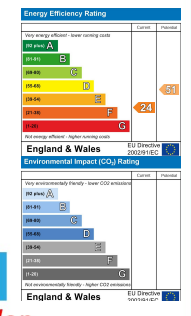


WALL PARK Angle Village, Angle, Pembroke, Dyfed, SA71 5AT

- Three Bedroom Detached House
- Estuary Views
- Family Bathroom
- Parking for 3 cars
- EPC F
- Lawned Garden and patio area
- Short Walk to the beach
- Single Garage
- Close to amenities
- Council Tax E

Offers In Excess Of £340,000

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



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 E
SERVICES: LPG gas tank bottles to heat water and mains gas
DRAINAGE: Mains Drainage

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

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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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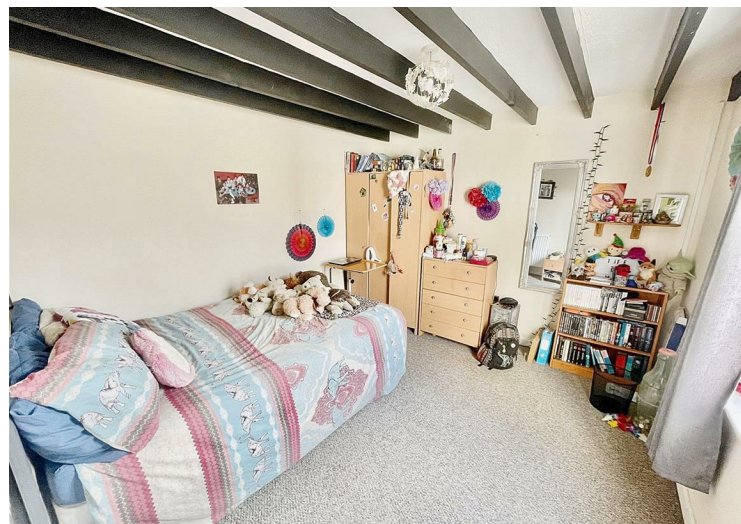
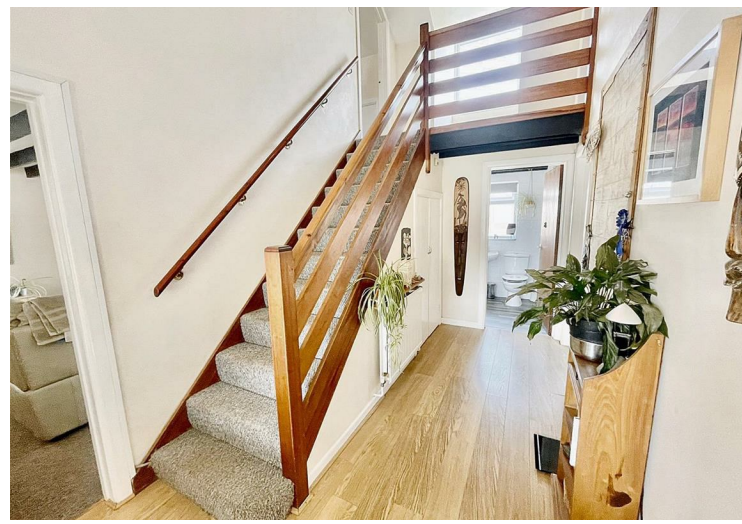
Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
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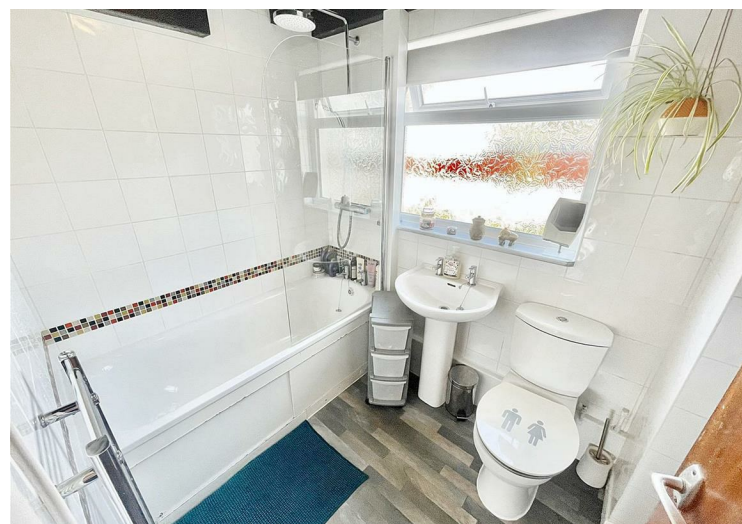
The Agent that goes the Extra Mile



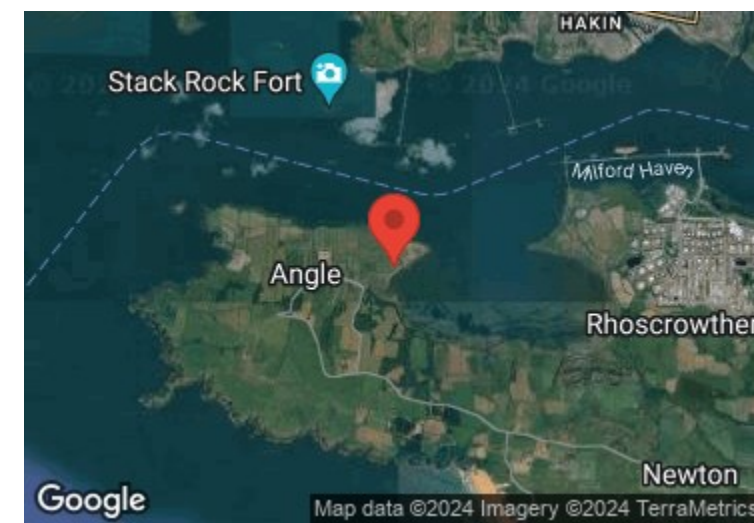


This detached 3 bedroom house with a garage, is situated in the highly sought after village of Angle. Angle village is set in a valley on the southern shore of the Milford Haven Estuary, at the south western tip of Pembrokeshire. Angle Parish is bounded on three sides by coastline which varies from high rugged cliffs to the beautiful beach at West Angle Bay and the tidal flats of East Angle. Viewing is highly recommended, the village also benefits from two pubs and a village shop.

As you step inside, you are greeted by an entrance porch and boot room. Off the hallway to the left is a cosy sitting room with log burner, perfect for relaxing with friends and family with patio doors accessing the garden. Across the hall is one double bedroom. The kitchen boasts a classic design, and is fitted with modern appliances. The kitchen leads to a light and airy conservatory which is the perfect place to enjoy the garden views. The ground floor also houses a family bathroom. The first floor accommodates two well appointed double bedrooms with Velux windows, and a large landing with estuary views. Externally the property benefits from lawned garden with patio area. To the front a detached garage and parking for up to three cars. The property is just a short walk to the beach.



Angle village is set in a valley on the southern shore of the Milford Haven Estuary, at the south western tip of Pembrokeshire. Angle Parish is bounded on three sides by coastline which varies from high rugged cliffs to the beautiful beach at West Angle Bay and the tidal flats of East Angle. West Angle Bay has been awarded the Green Coast Award 2016. The Green Coast Award recognises those beaches that are 'hidden gems' – the beautiful, untouched, rugged beaches that line so much of the Welsh coast. The award recognises the excellent water quality and unspoiled environment.



DIRECTIONS

DIRECTIONS: From our Pembroke Office head along Main Street and at the round about take the 3rd exit dropping down the hill on the A1439. Follow this road for under a mile and turn Left onto Bridge End Terrace (B4320). Follow this road for just over 8 miles where you need to turn right signposted for Angle Village / Bay. Follow this Road to the T Junction and turn left. The property will be found on your right hand side.

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