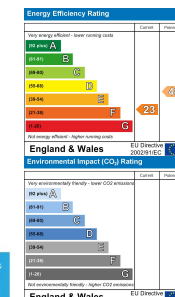


## 17 Angle Village, Angle, Pembrokeshire, SA71 5AT

- End Terraced House
- Four Bedrooms
- Two Reception Rooms
- Garden with Country Views
- Seaside Village Location
- Character Features
- Master with En-Suite
- Grade II Listed
- Driveway Parking
- EPC Rating F

**Offers In Excess Of £330,000**

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 ' N/A ' registered as a business

TAKEONOK/20/06/24/LLE

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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

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**The Agent that goes the Extra Mile**







An exciting opportunity to acquire this Grade II Listed characterful end of terrace house, which is situated in the rural village of Angle. Only just 10 miles outside of Pembroke Town, the village of Angle boasts an idyllic beach, cafe and pub all within walking distance. The property is currently ran as a successful holiday let business and is generating c. 10% yield.

The accommodation comprises; entrance hall, snug with feature fireplace, open plan kitchen/diner fitted with a range of modern units, and boasts bi-fold doors opening directly onto patio area. The ground floor also houses a shower room, and has many original features throughout including flag stone flooring and exposed beams. The first floor provides a master bedroom with an en-suite shower, two further double bedrooms, one single bedroom and a family bathroom.

Externally, to the side of the property there is driveway parking, leading to the rear garden which can also be accessed via the kitchen. The garden is over two levels, the first level is paved, providing two separate seating areas, with steps leading up to the lawned garden boasting a variety of trees, plants and shrubbery. The top of the garden has lovely views over the countryside beyond.

Viewing is highly recommended to appreciate the location, size and character of this wonderful family home.

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.



### Entrance Hall

16'5" x 6'3" (5.02 x 1.92)

### Bathroom

7'4" x 8'7" (2.25 x 2.62)

### Bedroom Three

11'7" x 7'8" (3.54 x 2.36)

### Snug

10'10" x 15'0" (3.31 x 4.59)

### Master Bedroom

13'0" x 16'4" max (3.98 x 4.98 max)

### Bedroom Four

10'9" x 7'10" max (3.28 x 2.39 max)

### Kitchen/Diner

7'10" x 22'10" (2.41 x 6.97)

### Master En-Suite

8'11" x 5'0" (2.73 x 1.54)

### Bathroom

8'5" x 7'8" (2.57 x 2.36)

### Living Room

16'1" x 14'0" (4.92 x 4.28)

### Bedroom Two

11'0" x 15'8" max (3.37 x 4.78 max)



### DIRECTIONS

DIRECTIONS: From our Pembroke Office head along Main Street and at the round about take the 3<sup>rd</sup> exit dropping down the hill on the A1439. Follow this road for under amile 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. Follow this road, past the Globe House and the property is the first blue house on your left.  
What/Three/Words:///exile.telephone.plates

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