



Westgate Cottage , Walton East, SA63 4SX

Offers In The Region Of £400,000

Occupying a delightful yet convenient rural setting enjoying a pleasant outlook over the surrounding countryside and being within easy reach of the village of Clarboston Road and the market town of Haverfordwest and briefly comprising a deceptively spacious detached residence with a ground floor comprising entrance hall with cloakroom/w.c., sitting room, dining room, kitchen, utility room and garage and first floor including an ensuite master bedroom, 2 further double bedrooms and family bathroom.

No forward chain.

SITUATION:

The village of Walton East lies in the heart of the Pembrokeshire countryside some 8 miles or so north of the market town of Haverfordwest which as the principal administrative centre for the coastal county of Pembrokeshire benefits from an extensive range of facilities and amenities. The nearby villages of Maenclochog and Clarboston Road offer a reasonable range of local services and the ever popular Llys Y Fran Reservoir and Country Park is also within easy reach.

This is an area that will no doubt appeal to purchasers looking for a property in a quiet rural village setting that lies within easy car driving distance of all the major towns of the area and the superb scenery of the renowned Pembrokeshire Coastline.

Westgate Cottage enjoys a very pleasant aspect overlooking the surrounding farmland and has to be viewed in order to be fully appreciated.

DIRECTIONS:

From our Haverfordwest office take the Cardigan Road out of the town, turning right in Crundale for Clarboston Road. Proceed into Clarboston Road and turn left over the railway bridge and then left by 'The Cross' public house towards Walton East. On approaching the village of Walton East, Westgate Cottage will be seen on the left hand side just before entering the village. The postcode is SA63 4SX.

DESCRIPTION:

Westgate Cottage comprises a modern detached house with a total floorspace of 188 square meters, completed 1997, that is constructed of rough rendered cavity block elevations that incorporate the double glazed windows, all under a pitched fibre slate roof and standing on a large plot that provides ample car parking with plenty of space for lawns and garden areas. The accommodation includes:

ENTRANCE HALL:



An open plan porch opens into the Entrance Hallway which has a radiator, stairs rising to the first floor and understairs

storage cupboard. There are 15 pane wooden doors leading into the dining room and sitting room. Off the hallway there is a

CLOAKROOM:



With part tiled walls, w.c., wash hand basin and radiator.

SITTING ROOM: 13'1" x 20'6" (3.99m x 6.25m)



A light and airy room having a triple aspect with patio doors opening into the rear garden and a feature stone fireplace which provides a focal point. 2 radiators.

BEDROOM 4/OFFICE: 15'2" x 9'6" (4.62m x 2.90m)



Having a window overlooking the front garden, together with radiator. Ideally suited as a fourth ground floor bedroom, or as an office. Adjacent space within garage to provide additional ensuite shower-room, if required'.

KITCHEN/DINER: 15'2" x 11' (4.62m x 3.35m)



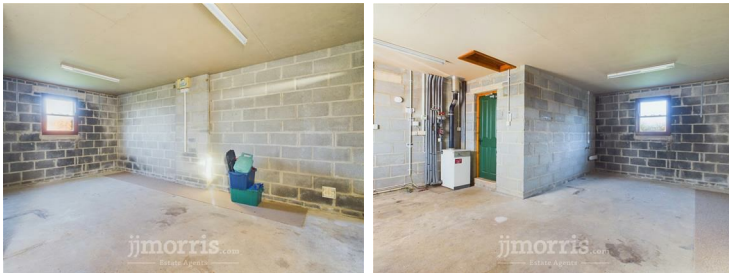
Situated to the rear of the property and having a window overlooking the rear lawn together with a tiled floor and part tiled walls. The kitchen is equipped with a range of fitted base units with complementary work surfaces over and incorporating a stainless steel 1.5 bowl sink unit together with plumbing for dishwasher, electric cooker with extractor hood over and further storage is matching wall mounted units.

UTILITY ROOM: 6' x 9' (1.83m x 2.74m)



With tiled floor and part tiled walls, door to the rear garden, and connecting door to the garage. There is also a range of base units with work surfaces over and including a stainless steel sink unit and plumbing for washing machine.

GARAGE: 20'6" x 10'6" aver to a max of 16' (6.25m x 3.20m aver to a max of 4.88m)



With an up and over door to the fore, oil fired boiler, power and water.

FIRST FLOOR:

LANDING:

With loft access and shelved airing cupboard.

BEDROOM 1: 14'11" x 11'6" (4.55m x 3.51m)



This is the master bedroom and has a window to the rear that overlooks the surrounding countryside, radiator, large built in wardrobe with mirrored doors and opens into an

ENSUITE: 7'10" x 9' (2.39m x 2.74m)



With panelled walls to Dado rail height and part tiled walls, suite comprising bath, w.c., bidet and wash hand basin with light/shaver point over. Radiator and extractor fan.

BEDROOM 2: 13'2" x 9'6" (4.01m x 2.90m)



Again having a window to the rear overlooking the surrounding countryside with radiator and built in wardrobe with mirrored doors.

BEDROOM 3: 13'2" x 8'9" (4.01m x 2.67m)



With radiator and window to the fore.

SHOWER ROOM:



With part tiled walls, w.c., shower cubicle, wash hand basin with light/shaver point over, extractor fan and radiator,

EXTERNALLY:



Westgate Cottage is set back off the road and has a gated entrance within stone jambs, The grounds are laid mainly to lawn at this time but there is plenty of potential to create an individual garden.

SERVICES:

We are advised that Westgate Cottage has the benefit of mains electricity and water together with private drainage and is double glazed and has oil fired central heating.

We would also advise that there is a wooden floor within the Entrance Hall and Dining Room although this is currently carpeted and we have not confirmed this.

TENURE: Freehold with vacant possession upon completion.

LOCAL AUTHORITY: Pembrokeshire County Council, County Hall, Haverfordwest, SA61 1TP. Tel: 01437 764551

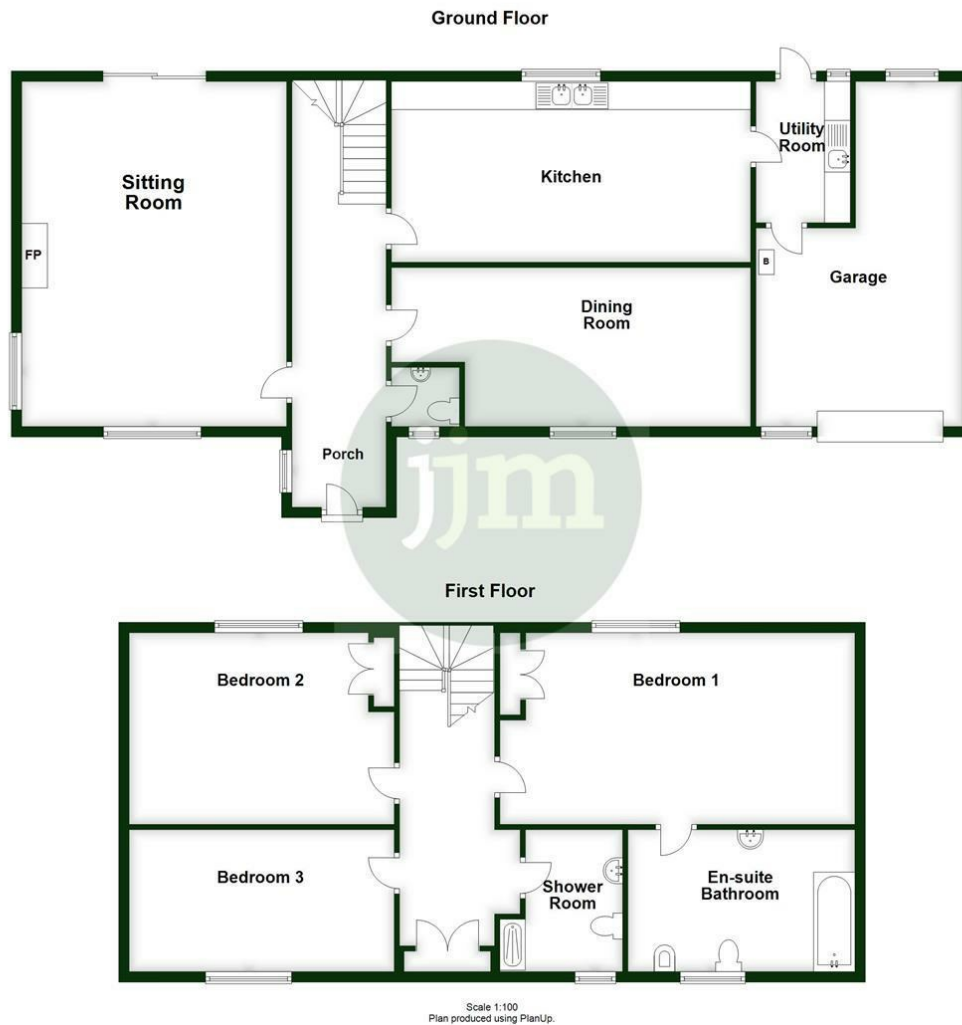
GENERAL REMARKS:

The sale of Westgate Cottage offers the opportunity to acquire a very pleasantly located rural property in quiet village surrounds in the heart of the Pembrokeshire countryside. The property offers deceptively spacious accommodation that overlooks the surrounding farm land and is ideally suited as a family home or indeed for retirement purposes and has the benefit of extensive grounds that have plenty of potential for creating delightful lawns etc. All of the rooms are well proportioned and viewing is highly recommended.

Walk Through Tour

<https://tour.giraffe360.com/32a654c387284f4ca980b8eff5c32e!lsf=1>

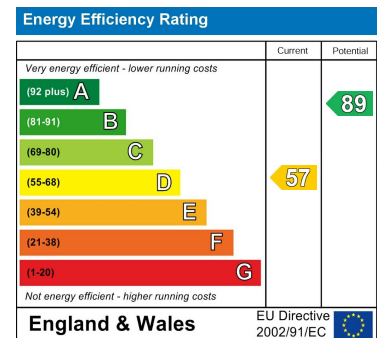
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com

