



Myrtle Cottage, Redberth, SA70 8RY

Offers In Excess Of £499,000

*****A Fantastic House & Annex Combo***Stunning Accommodation***Sought After Village Close To Tenby***Large Garden & Garage***Virtual Viewing Tour Ready*****

This beautifully presented property offers exceptional accommodation provided by a detached main house residence with stunning vaulted ceiling living room, 4 bedrooms plus a master en-suite, as well as an adjoining fully self contain 2 bedroom annex, ideal for Granny, grown up children or to let and generate extra income. There is ample off road car parking, a detached garage and wonderful large garden with garden studio. The property is located at the end of a picturesque little cul-de-sac, being quiet and peaceful, yet is only 4 miles approx. from Tenby and the spectacular south Pembrokeshire coast. Any buyer seeking incredible character, size and quality simply must come to view!

Situation

The property is situated at the end of a pretty little cul-de-sac, within the village of Redberth, a sought after location within the southern part of Pembrokeshire, popular for easy access to the coast, Tenby, Saundersfoot and the A477 connecting to Kilgetty and Pembroke.

House Accommodation



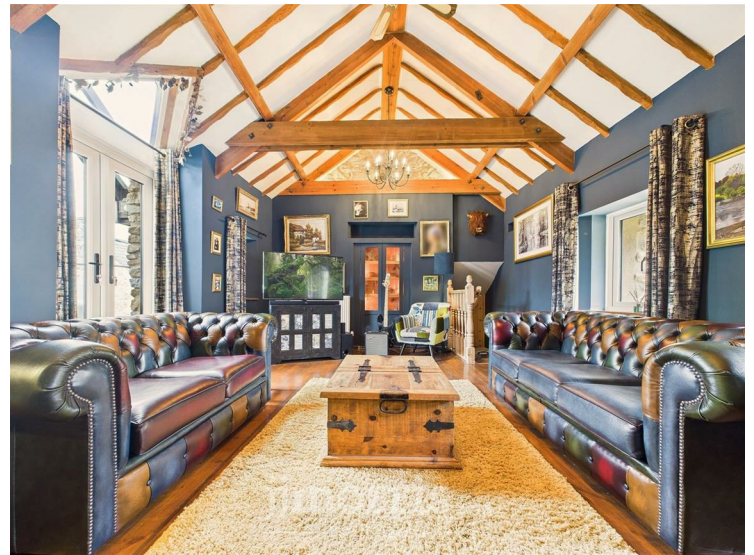
Double glazed frosted front door opens into:

Dining Room



Quarry tiled flooring, double glazed window to front, fire recess, built in storage cupboards, exposed beams, radiator, part exposed painted stone walls, opening leads to rear hallway with continuation of quarry tiled flooring, built in storage cupboard, radiator and leads to a double glazed external rear garden door. An Inner hallway leads separately to the stairs rising up to the first floor, radiator, more exposed stone walling and door to the reading room/snug. Stable door opens to:

Living Room



A spectacular large room with impressive vaulted ceiling and exposed beams, large exposed stone fireplace housing a multi-fuel stove, feature stone walling, wooden flooring, double glazed external patio doors to rear, double glazed windows to front, built in display cupboard with lighting, radiators. stair well leads down to Annex connecting door and radiator.

Kitchen



Fitted with a wide range of wall and base storage cupboards, quartz worktops around, one and a half bowl sink unit with drainer, eye-level double oven, 5 ring gas hob, part tiled walls/splash backs, integrated dish washer, pantry cupboard, space for large/American style fridge freezer, vertical radiator, tiled flooring and double glazed windows to rear and side.

Utility



fitted with wall and base storage units with worktops over, plumbing for washing machine, space for tumble dryer, floor standing Worcester oil fired boiler serving the domestic hot water and central heating. double glazed window to rear, further storage cupboard and recess.

Shower Room



Comprising a shower cubical, W.C, wash hand basin, fitted vanity storage, tiled walls, Frosted double glazed window to rear, radiator.

Reading Room/Snug



Fireplace with multi-fuel stove and exposed stone surround, double glazed window to front, fitted shelving storage.

First Floor Landing



Velux roof window, doors open to:

Bedroom 1



Double glazed sliding patio door to rear and Juliet balcony, fitted mirrored wardrobes, triple glazed Velux roof

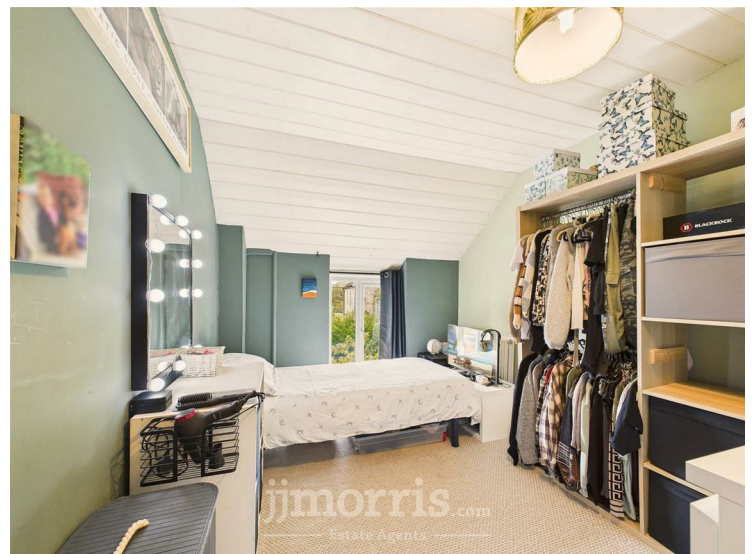
window, exposed beam, port hole window, radiator, door to:

En-Suite



Comprising a large walk-in shower, W.C, wash hand basin set in a vanity storage unit, double glazed frosted port hole window to side, double glazed window to rear, radiator.

Bedroom 2



Double glazed window to front, radiator.

Bedroom 3



Double glazed windows to front, radiator.

Bedroom 4



Triple glazed Velux roof window, radiator.

Cloak Room

Comprising a W.C, sink and storage unit.

Annex Accommodation

Double glazed front door opens into:

Living Room



A wonderful room with vaulted ceiling and exposed beams, Velux roof window, large stone surround fireplace with wood burning stove, tiled flooring, double glazed port hole window, radiator, stairs rise to first floor, door to shower room and inner hallway leads to:

Kitchen



Fitted with a range of wall and base storage units, worktops over, circular sink, gas hob, single oven, part tiled walls/splash backs, continuation of tiled flooring, internal door connecting to the main house, door to:

Bedroom 1



Double glazed window to side, radiator.

Shower Room



Comprising a shower cubical, wash hand basin set in vanity storage unit, W.C, double glazed window to side.

First Floor Landing / Bedroom 2



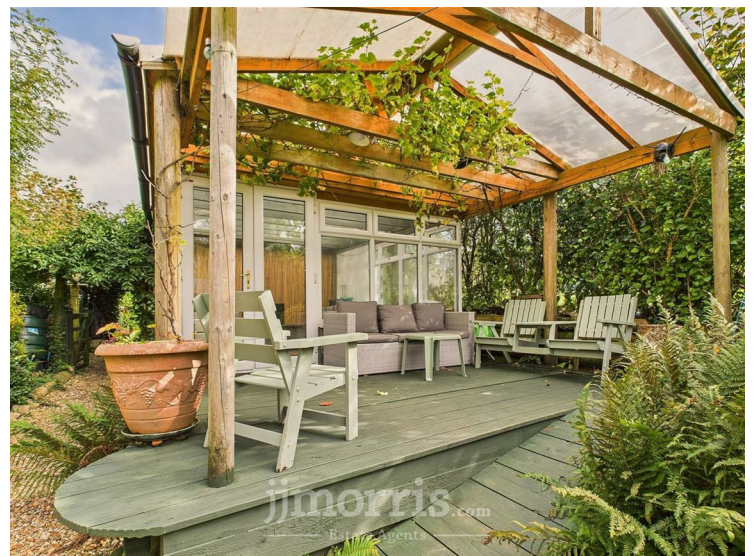
Spindle balustrades, wooden flooring, double glazed window to side, exposed beams and stone walling.

Externally



At the front of the property there is a gravel garden with pedestrian gated access from the cul-de-sac road. Side/front gated access leads to the Annex front door, but also connects to the house front garden. At the rear there is a good size brick paved driveway providing ample off road car parking space and access to the detached garage. The rear garden extends back from an initial gravel/stone garden area, through a leafy green walk-way, passing two good size store/wood sheds and leads to a large rear garden with lawn, ornamental pond, chicken house and run, variety of plants/shrubs and a good size detached Garden Studio with decked seating area.





Directions

From Narberth proceed due south down the main A478 road until reaching the main roundabout at Begelly/Kilgetty and turn right onto the A477 signposted for Pembroke Dock. Travel for approximately 3 miles until you see the right hand turning for Redberth. Once in the village take the right hand turning and follow this road to the end of the cul-de-sac where you will then find the property on the left hand side, as identified by our JJMorris for sale sign.

Broadband Availability.

According to the Ofcom website, this property has both standard and ultrafast broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data - 71%

Three Voice & Data - 38%

O2 Voice & Data - 45%

Vodafone Voice & Data - 63%

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Utilities & Services.

Heating Source: Oil (New Boiler and Oil Tank in 2023)

Services -

Electric: Mains

Water: Mains (non-metered)

Drainage: Private Septic Tank

Local Authority: Pembrokeshire County Council

Council Tax Band: E, for entire property (house and annex)

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///daffodils.puffed.talked

Anti Money Laundering and Ability To Purchase

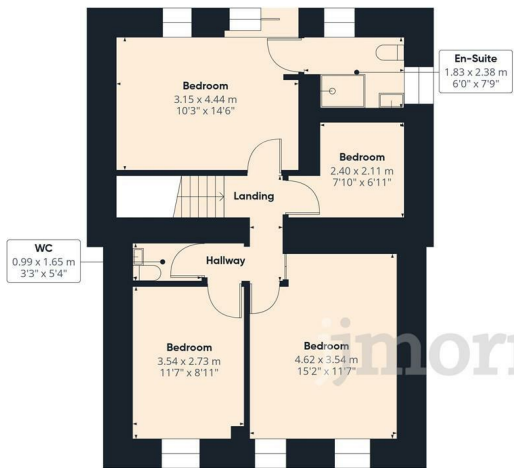
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

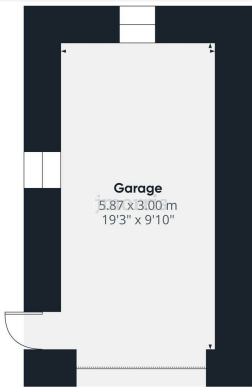
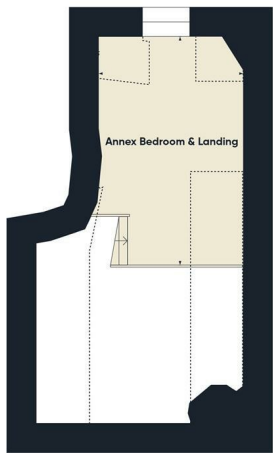
Floor Plans



Floor 0 Building 1



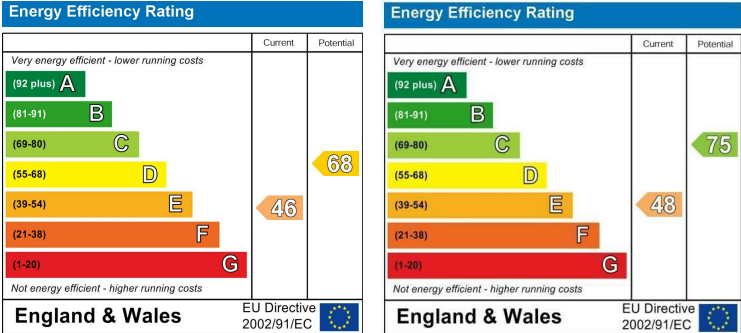
Floor 1 Building 1



Floor 1 Building 2



Energy Efficiency Graphs - House & Annex



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 firms employment has the authority to make or give any representation or warranty in respect of the property.