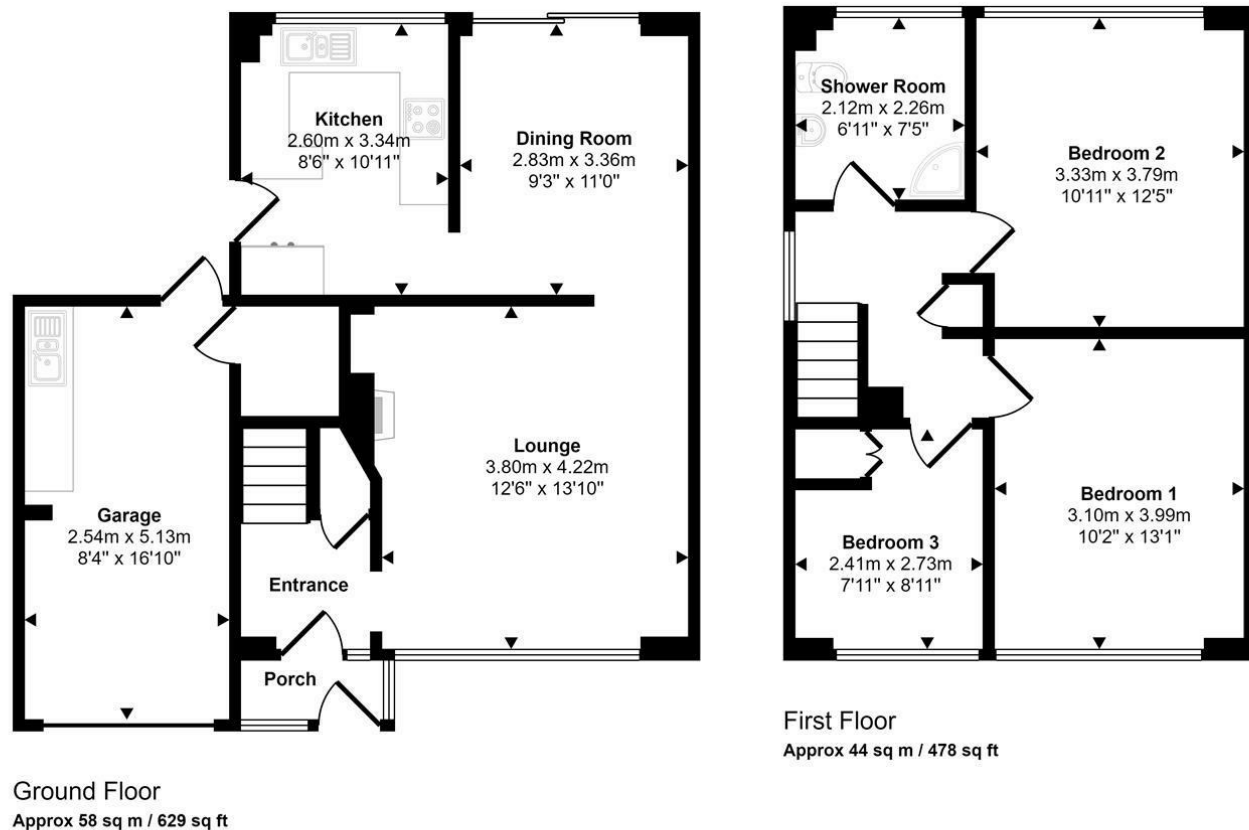


Approx Gross Internal Area  
103 sq m / 1107 sq ft



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'

HEATING: Oil

ref: HC/LLE /JUNE26

TAKEONOK/06.06.26 EJL

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.

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

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

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71

4JS

EMAIL: [pembroke@westwalesproperties.co.uk](mailto:pembroke@westwalesproperties.co.uk)

TELEPHONE: 01646 680006



### 39 West Haven Estate, Cosheston, Pembroke Dock, Pembrokeshire, SA72

A111

- Semi-Detached House
- Sought After Village Location
- Driveway Parking With Garage/Utility
- Conservatory
- Oil Central Heating
- Three Bedrooms
- Cul-De-Sac
- Mature Garden
- Brilliant First Time Buy
- EPC Rating: D

Offers In Excess Of £260,000

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



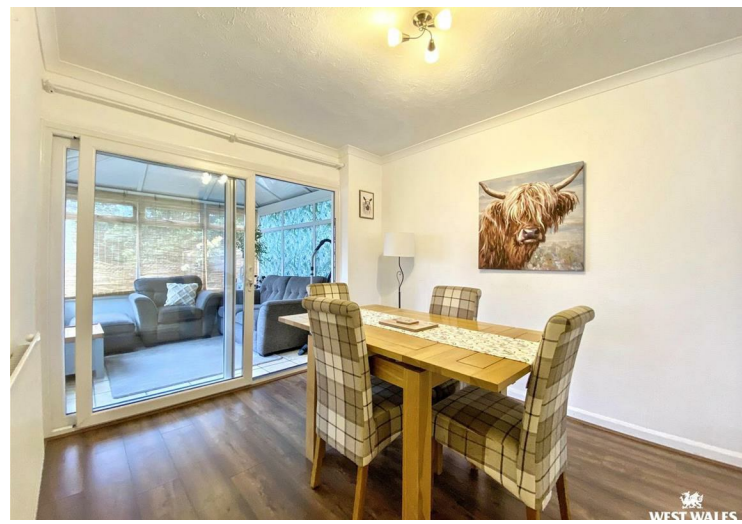
Energy Efficiency Rating	
Current Rating	D
Potential Rating	C
Estimated Energy Cost	£1,200 per year
Estimated Carbon Dioxide Emissions	4.7 tCO2e per year
Estimated Water Consumption	120 kwh per year



Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS

EMAIL: [pembroke@westwalesproperties.co.uk](mailto:pembroke@westwalesproperties.co.uk) TELEPHONE: 01646 680006

**The Agent that goes the Extra Mile**



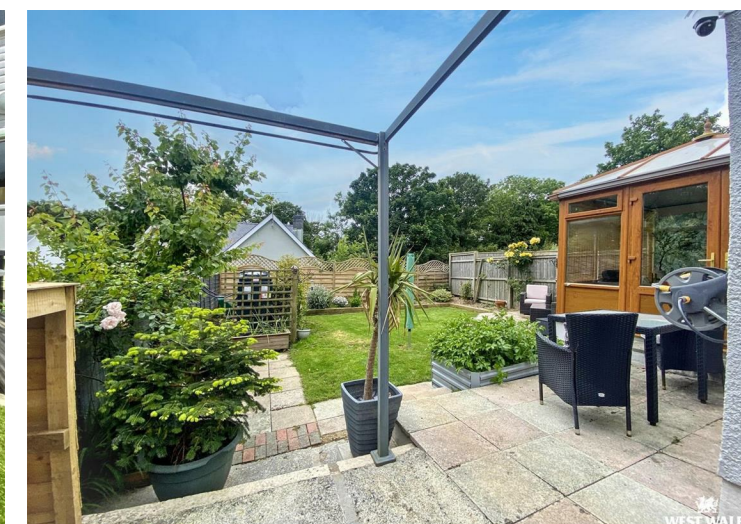
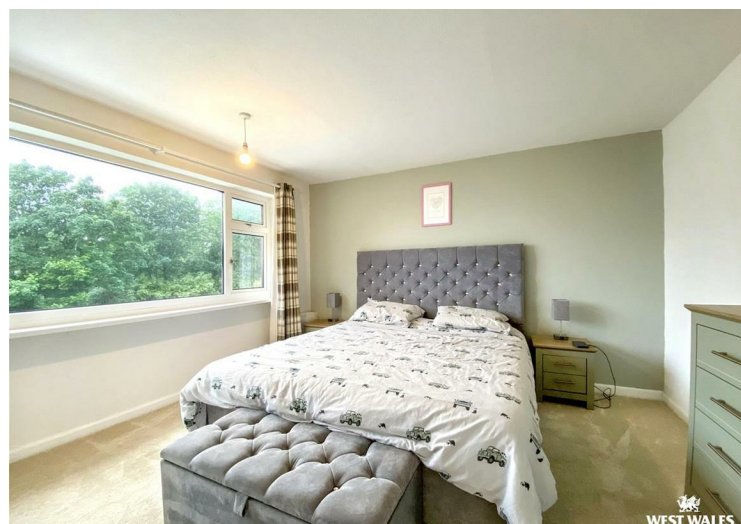
This beautifully presented semi-detached home is set in the highly sought-after village of Cosheston, offering picturesque countryside walks right on your doorstep. Ideally positioned just a short drive from Pembroke Dock, the property benefits from easy access to a range of shops, cafes, and supermarkets, combining rural charm with everyday convenience.

Finished in a tasteful neutral decor throughout, the ground floor accommodation comprises an inviting entrance porch and hallway, a cosy living room featuring a charming log burner, and a separate dining room that flows seamlessly into the kitchen, complete with a range of integrated appliances. A conservatory to the rear overlooks the garden, providing the perfect space to relax or entertain.

Upstairs, the property offers two double bedrooms, a third single bedroom currently utilised as a study, and a modern family bathroom fitted with a stylish suite. This home is ideally suited to family living and would also make a brilliant first time buy. Early viewing is highly recommended.

Externally, the property continues to impress with driveway parking and a single garage, currently utilised as a practical utility space. A pathway runs alongside the neatly maintained front lawn leading to the entrance. To the rear, a patio and decking area provide excellent space for outdoor seating and entertaining, ideal for al fresco dining in the warmer months. Steps lead down to a lawned garden bordered by mature flower beds.

Cosheston is an attractive and sought-after village, centrally located between surrounding towns of Tenby, Narberth, Pembroke, and Haverfordwest, offering all everyday amenities including secondary schools, hospitals/surgeries, supermarkets, and public transport links. The village itself is serviced by a highly popular public house and restaurant, a reputable primary school, two churches, and a community playing field. Just a short drive away are the beautiful seaside resorts of Tenby and Saundersfoot.



## DIRECTIONS

From our office in Pembroke proceed back towards Pembroke Dock and down Ferry Lane turning right onto the A477. Proceed for approximately 3 miles turning left signposted Cosheston. Upon entering the village go over the bridge and turn left at the junction. Continue to follow road and then turn right on West Haven Estate. The property will be on the left hand side. What/Three/Words:///defected.shoving.slugs

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