

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Electric, Mains Water, Mains drainage.

HEATING: Air Source Underfloor Heating

TAX: Band F

We would respectfully ask you to call our office before you view this property internally or externally

HC/ESL/08/25/OK

FACEBOOK & TWITTER

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<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**

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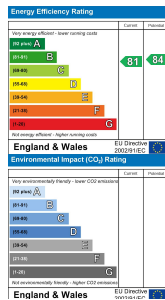


## Haven House West Park, Cosheston, Pembrokeshire, SA72 4US

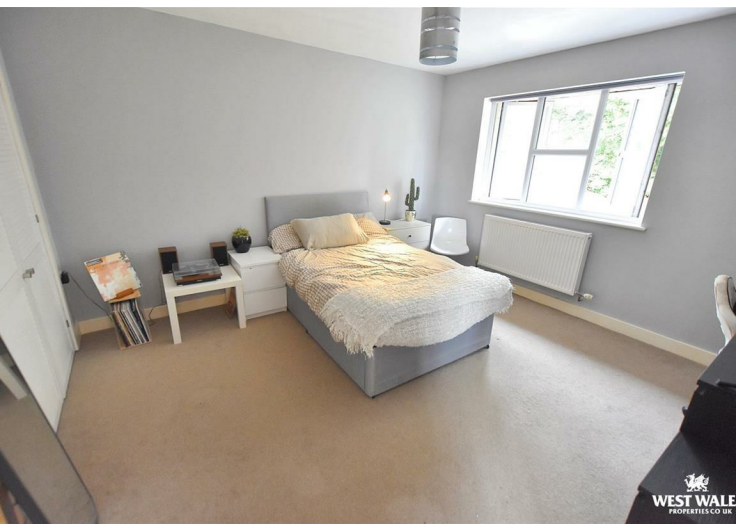
- Detached House - No Onward Chain
- Living Room, Dining Room And Study
- Garden To Rear With Shed And Garden Room
- Located On A Private Road
- Master Bedroom With Walk In Wardrobe And En-Suite
- Four Double Bedrooms
- Downstairs Cloakroom
- Village Location With Views To Front
- Air Source Underfloor Heating
- EPC Rating: B

**Offers In Excess Of £500,000**

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







Welcome to Haven House. This detached executive style home is located on a private cul-de-sac in the sought after village of Cosheston, enjoying a rural outlook to the front.

The layout of the property briefly comprises of an entrance hall, living room with adjoining study, open plan kitchen/dining room, utility room and cloakroom. On the first floor is a lovely open landing, leading to four double bedrooms and a family bathroom with a separate shower unit. The master bedroom boasts a vaulted ceiling and is served by a walk in wardrobe and en-suite shower room. The property is in very well presented with oak fixtures, and benefits from double glazing and underfloor air source heating. The property has excellent storage facilities, including a pantry in the kitchen, fitted wardrobed in all rooms, and a fantastic attic space offering the potential to convert into further living space, subject to any required planning permission.

Externally, there is a block paved driveway to the front providing ample off road parking and access to the integral garage with electric door. To the rear is a lawned garden, designed with socialising in mind! There is a flagstone patio seating area beneath a wooden pergola leading off from the French doors in the dining room offering the perfect space for outside dining. An outbuilding provides a storage shed, and a garden room with an inbuilt bar area. Furthermore, there is a well tended flat lawned garden with a bedding area to the side of the property.

An enviable family home, viewing is highly recommended!

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, with many nearby attractions.



### DIRECTIONS

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 left at the junction. Take the next left into West Park and the property will be found on the left hand side. What/Three/Words:///bottled.brilliant.elbowed

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