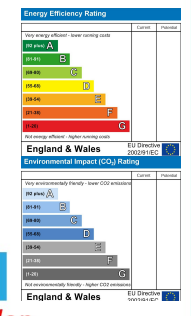


**East Cottage Hasgurd Hall Farm, Hasgurd, Haverfordwest, SA62 3DU**

- For Sale by Auction
- Close To Coast
- Character Features
- Attached Garage
- Short Drive to Little Haven
- Three Bedrooms
- Oil Fired Central Heating
- Rear Garden
- Rural Location
- EPC: TBC

**Auction Guide £125,000**

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



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. We are advised that the property has private drainage.  
HEATING: Oil  
COUNCIL TAX: Band D  
SLS/SBE/04/26/OK/SLS  
FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @VWVProps  
<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



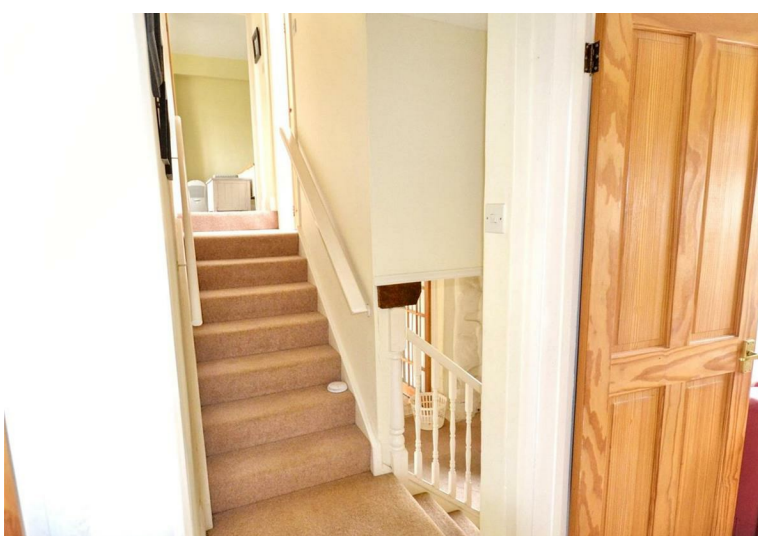
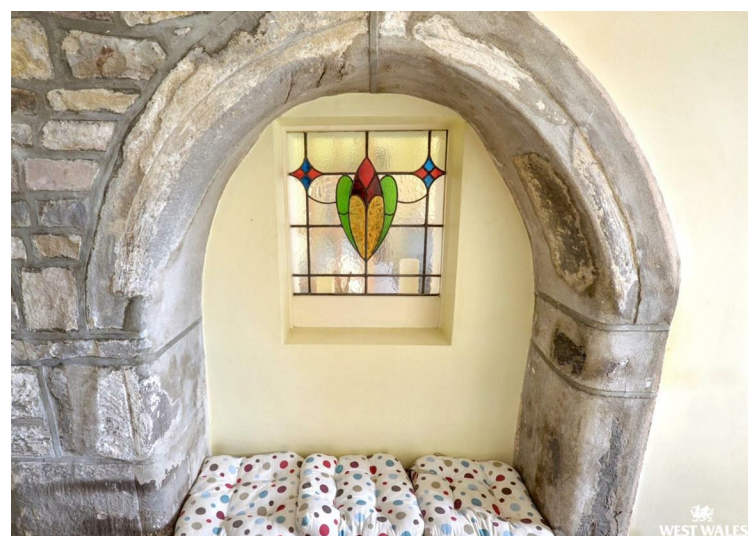
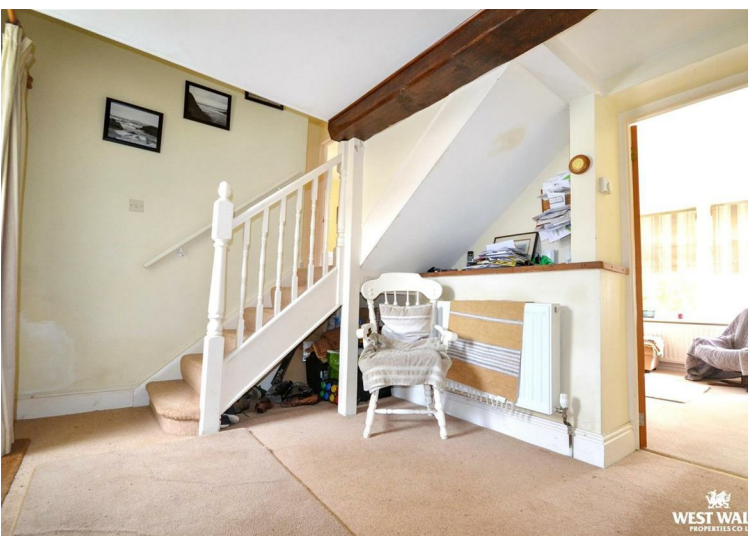
\*\*\*FOR SALE BY AUCTION - I Am Sold\*\*\*

East Cottage is a three-bedroom cottage with character features, set in a rural location close to the beautiful Pembrokeshire coastline. Requiring some work, the property offers a fantastic opportunity.

The accommodation briefly comprises an entrance hall, sitting room, and a kitchen/diner featuring an oil-fired range alongside an electric cooker. There is also a utility room and a ground floor WC. To the first floor are three bedrooms and a family bathroom with shower over bath. The property further benefits from central heating and predominantly UPVC double glazing.

Externally, there is an attached garage, off-road parking for 2-3 vehicles, and a rear garden.

East Cottage enjoys a peaceful and rural setting near Hasguard Cross, just a short drive from the sought-after coastal village of Little Haven. It offers an excellent balance of countryside living with convenient access to Haverfordwest and Milford Haven, which provides a wide range of shops, schools, and transport links. The property is also ideally positioned for exploring the stunning Pembrokeshire Coast National Park, renowned for its scenic coastline, coastal walks, and award-winning beaches.



### DIRECTIONS

From our Milford Haven Office, head towards Hamilton Terrace (A4076) and continue along the A4076. At the roundabout, take the 1st exit onto Victoria Road and follow onto Dale Road. Stay on Dale Road for approximately 3.5 miles, heading towards Dale / Broad Haven. Turn right and continue for about 1 mile along a country lane. Then turn left onto a restricted-use road (narrow farm access lane). Continue a short distance — you will reach East Cottage, Hasguard Hall Farm, on your left. East Cottage at Hasguard Hall Farm is within this same cluster of properties. What 3 Words://////flanked.question.appoints

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