

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.
TAX: Band: E

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

*SLS/04/26/DRAFTSB

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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

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EMAIL: milford@westwalesproperties.co.uk

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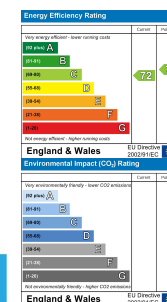


East End, The Shop Marloes, Haverfordwest, SA62 3AZ

- Detached Four Bedroom House
- Former Village Shop
- Ample Off Road Parking
- Air Source Heat Pump
- Approx 0.3 Acre Grounds
- Heart of The Community
- Two Reception Rooms
- Solar Panels
- Orchard/Vegetable Garden
- EPC: C

Offers In The Region Of £400,000

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The Agent that goes the Extra Mile

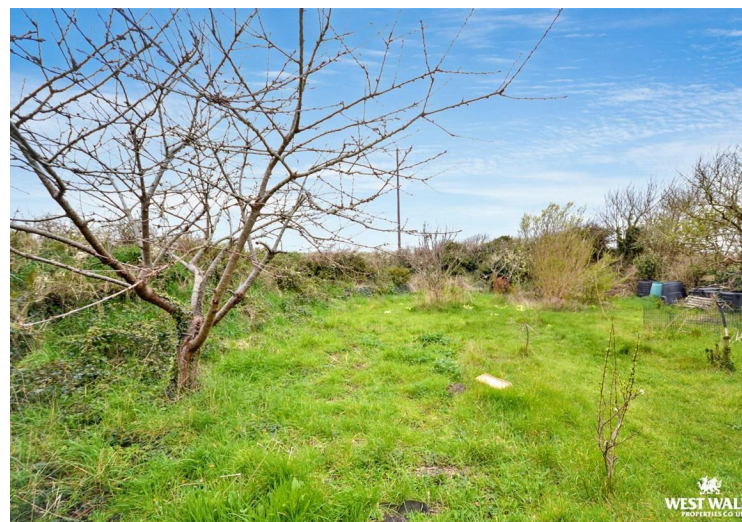




Situated in the sought-after coastal village of Marloes, this detached four-bedroom property offers a combination of residential accommodation and commercial use. The property was formerly the village shop, cafe, and post office. Set within just under a third of an acre, the accommodation comprises an entrance hall, family room with ornate fireplace, dining room, and kitchen with a range of wall and base units. A cloakroom also serves as a WC for the former cafe area and includes an interconnecting door.

To the first floor are three double bedrooms, one single bedroom, and a family bathroom. Externally, the property boasts a south-facing, elevated, and tiered rear garden, predominantly laid to lawn, along with an enclosed orchard/vegetable garden. There is ample off-road parking to the side, in addition to on-street parking to the front. The commercial section comprises an open-plan shop counter, kitchen, and seating area. Please note: due to the commercial element, any mortgage would need to be arranged on a commercial lending basis.

Marloes is nestled within the Pembrokeshire Coast National Park, near the departure point for boat trips to Skomer and Skokholm Island bird sanctuaries. Marloes Sands beach is approximately a 20-minute walk away. Nearby Dale is renowned for windsurfing and sailing, while West Dale and St Brides Haven offer beautiful sheltered coves. The charming fishing village of Little Haven and the sandy beach at Broad Haven are just six miles away. A wide range of outdoor pursuits, including diving, kite surfing, and golf, are all available within the local area.



DIRECTIONS

From our Milford Haven office take the Dale road turning right towards Marloes where you will find the property situated just after the church on your left hand side. What 3 Words/////eliminate.chains.foresight

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.