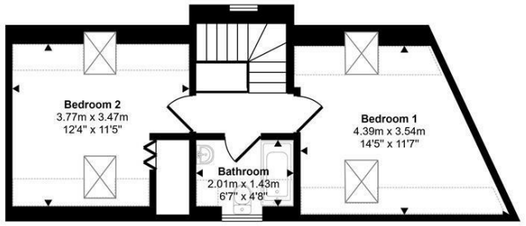
Approx Gross Internal Area
80 sq m / 866 sq ft



Ground Floor
Approx 42 sq m / 455 sq ft



First Floor
Approx 38 sq m / 412 sq ft

Denotes head height below 1.5m

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: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Bottle Gas, mains drainage
Heating: Bottle Gas
TAX: Band D

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

IRK/ESL/08/26/OK/ESL

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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

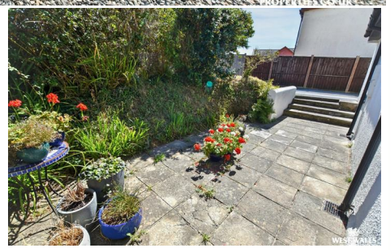
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



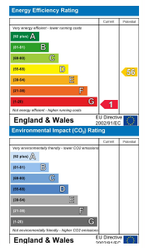






4 Pelcomb Cross Farm Cottages Pelcomb Cross, Haverfordwest, SA62 6AB

- Semi Detached Cottage
- Very Well Presented
- Patio Garden To Rear
- No Onward Chain
- Fantastic Holiday Let/Second Home
- Two Double Bedrooms
- Off Road Parking To Front
- Close To Coast, Newgale And Haverfordwest
- Bathroom Upstairs And Shower Room Downstairs
- EPC Rating: G



Offers In Excess Of £200,000

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

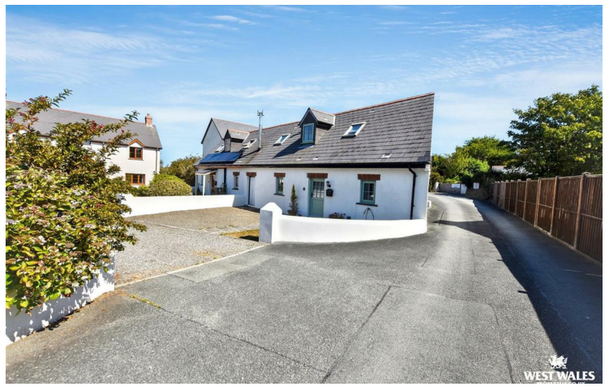
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The Agent that goes the Extra Mile





















NO ONWARD CHAIN

A very well-presented two-bedroom semi-detached cottage, ideally situated in the popular area of Pelcomb Cross, conveniently positioned for access to the beautiful Pembrokeshire coast, Newgale and the county town of Haverfordwest. The property is offered for sale with no onward chain and provides well-appointed accommodation arranged over two floors.

The ground floor comprises an entrance hall, comfortable living room with a feature wood-burning stove and stairs rising to the first floor, and an attractive open-plan kitchen/diner fitted with a range of units, integrated appliances and space for a washing machine. There is also a modern shower room with a walk-in shower.

To the first floor, the landing leads to two well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from a gravelled area to the front, providing parking or an ideal seating area, while the rear offers a low-maintenance gravelled seating area.

An appealing cottage in a convenient rural location, making an ideal home, holiday retreat or investment opportunity. Early viewing is highly recommended.

Pelcomb Cross is a rural hamlet, some 3 miles to the west of the County town of Haverfordwest. The Pembrokeshire Coast Path can be accessed at Newgale, offering walkers the delights of the spectacular natural beauty of the National Park. Haverfordwest provides many amenities such as main line train station, hospital, library, college, schools, swimming pool, cinemas, supermarkets, shops etc.

DIRECTIONS

From Haverfordwest, take the St Davids road, travelling towards Newgale. As you enter the village of Pelcomb take the first right turning after the Pelcomb Inn at the entrance to the campsite, and the property will be found ahead of you.
What3words: ///degrading.surpasses.beakers



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