

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, Private Drainage, and Airsource Heating

HEATING: Gas  
TAX: Band E

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

JETH/ESL/02/26/JETH

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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.

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

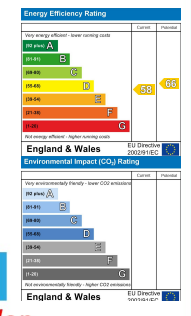
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

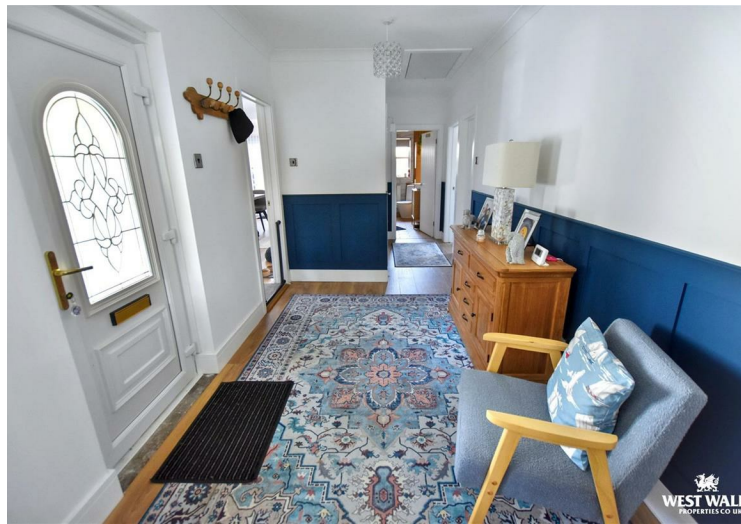
**Pebble Cottage Sutton, Haverfordwest, Pembrokeshire, SA62 3LP**

- Detached Bungalow
- Three Double Bedrooms
- Open Plan Kitchen/Diner
- Pretty Cottage Garden With Stream
- Hamlet Location (Close To Town)
- Beautifully Presented
- Living Room And Sun Room
- Driveway Parking
- Countryside Outlook To Rear
- EPC Rating: D

Offers Around £415,000

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





This beautifully presented detached bungalow is located in the rural hamlet of Sutton, ideally situated approximately 3 miles from the County Town of Haverfordwest and 3 miles from the Coast. Boasting beautiful countryside views to the rear, this accommodation is a comfortable and stylish family home!

The property has been significantly update by the current vendors, the layout briefly comprises of an entrance hallway, an open plan kitchen/diner boasting modern fitted units and plenty of space for a family dining table, a living room with feature fireplace housing a woodburning stove, a sun room with a lovely outlook over the garden. The sleeping accommodation offers three double bedrooms served by a family bathroom with corner bath and a separate shower unit. The property is served by double glazing and Air Source heating, a log burner and solar panels.

It is evident throughout that the vendors have taken great care of this property!

Externally there is driveway parking to the front for 3/4 vehicles. To the rear, the garden offers the perfect vantage point to enjoy the views of the countryside beyond. There is a stream running through the garden, and access over the stream to another seating area laid to lawn. A wooden workshop provides excellent work/storage space.

Viewing is highly recommended!

Haverfordwest has a wide range of amenities including a mainline train station, county hospital, retail parks, supermarkets, shops, restaurants and pubs, cinema, leisure centre and swimming pool, 18-hole golf course, primary and secondary schools, further education college etc.

The beautiful sandy beach at Nolton Haven is and the stunning coastline of the Pembrokeshire Coast National Park 3 miles away. The long sandy beach of Broad Haven the fishing village of Little Haven 4 miles to the west, and marinas nearby at Milford Haven and Neyland cater for boating



### DIRECTIONS

From our office in Haverfordwest, proceed up the High Street into Dew Street, turning right into Albert Street, then left into Portfield (following the signs for Broad Haven). Continue past Tesco's and along the Haven Road. On reaching the hamlet of Portfield Gate, take the right turning signposted for Sutton. Continue down this road, and when you approach Sutton, Thimbles End will be the first property you find on your right. What3words jots.exhale.limo

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