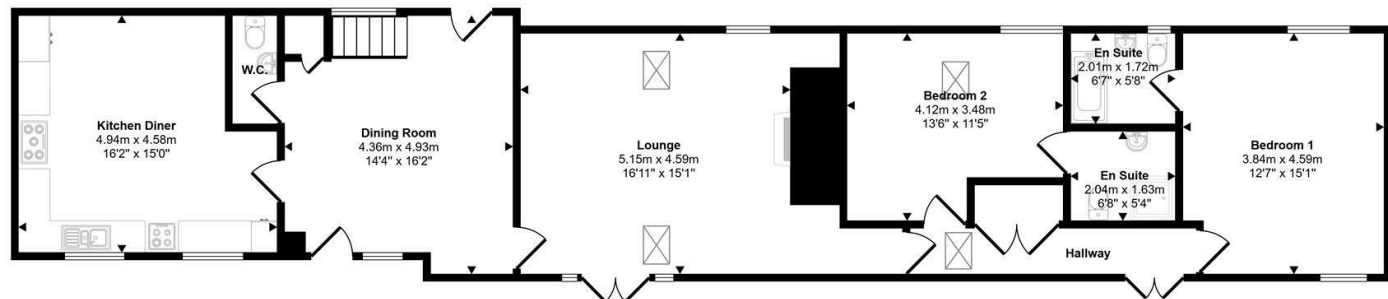
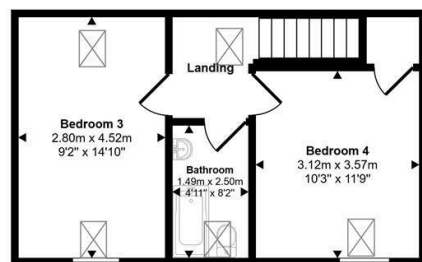


Approx Gross Internal Area
166 sq m / 1676 sq ft



Ground Floor
Approx 121 sq m / 1299 sq ft



First Floor
Approx 35 sq m / 377 sq ft

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

Heating: Oil

TAX: Band D

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

EJL/ESL/07/26/OK EJL

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

<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

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71

4JS

EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006

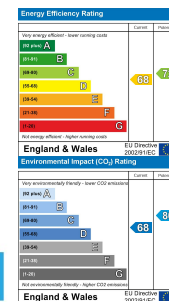


Little Neath Barn Rhoscrowther, Nr Angle, Pembroke, Pembrokeshire, SA71 5AB

- Semi Detached Barn Conversion
- Located Near Angle In A Small Cluster OF Properties
- Potential For B&B
- Two Reception Rooms
- Ample Off Road Parking
- Beautifully Presented With Endless Character
- Four Double Bedrooms (Two Downstairs With En-Suite)
- Beautifully Presented Lawned Garden
- Oil Fired Heating And Wood burner In Inglenook Fireplace
- EPC Rating: D

£450,000

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



Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

The Agent that goes the Extra Mile





Beautifully presented throughout, Little Neath Barn effortlessly combines period charm with modern comfort. Benefiting from double glazing and oil-fired central heating, the property offers versatile accommodation, making it an ideal family home while also presenting an exciting opportunity for those wishing to establish a boutique bed and breakfast.

The welcoming interior is full of character, with a dining room providing the perfect setting for family meals and entertaining, while the traditional farmhouse kitchen serves as the heart of the home. The impressive lounge is centred around an inglenook fireplace, creating a warm and inviting focal point. A convenient cloakroom leads off from the dining room. The property boasts four generously proportioned double bedrooms, two of which benefit from en-suite facilities, together with a well-appointed family bathroom. The adaptable layout lends itself perfectly to guest accommodation, making the property particularly well suited to those seeking a lifestyle business or simply welcoming family and friends in comfort.

Outside, the property continues to impress with ample off-road parking for numerous vehicles and a beautifully presented and easily maintained lawned garden bordered by an attractive selection of mature plants and shrubs. The attractive outdoor space provides an ideal setting for relaxing, entertaining or simply enjoying the surroundings.

A viewing is highly recommended to fully appreciate the character, versatility and lifestyle opportunity this wonderful home has to offer.

Angle village is set in a valley on the southern shore of the Milford Haven Estuary, at the south western tip of Pembrokeshire. Angle Parish is bounded on three sides by coastline which varies from high rugged cliffs to the beautiful beach at West Angle Bay and the tidal flats of East Angle.



DIRECTIONS

From Pembroke, take St Daniel's Hill/B4319 follow this road and take the 2nd Rhoscrowther turning. Follow this lane, on entering Neath Farm drive follow the B+B sign. The property will be found straight ahead through the green gate. What3Words: ///anguished.pure.cackling

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