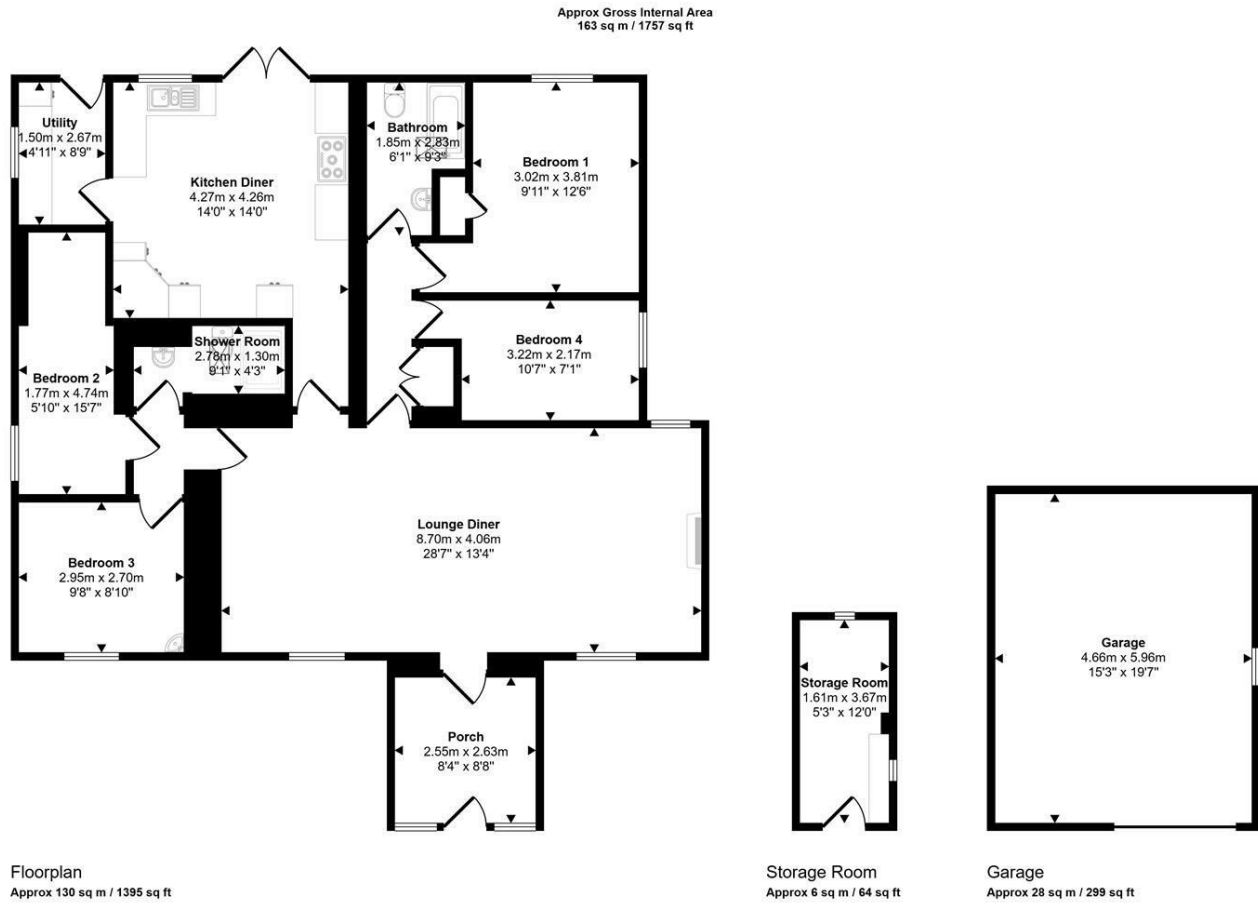




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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, please note that the property is served by private drainage.
Heating: Oil
TAX: Band D

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

HC/ESL/07/26/OK/ESL

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

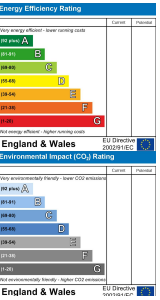


Wakewell Merrion, Pembroke, Pembrokeshire, SA71 5EA

- Detached Cottage
- Very Well Presented
- Ample Off Road Parking
- Sought After Coastal Location
- Bathroom And Shower Room
- Four Bedrooms
- Set In Approximately 0.27 Acre Gardens
- Oil Central Heating
- Static Caravan And Detached Garage
- EPC Rating: TBC

Offers In Excess Of £430,000

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The Agent that goes the Extra Mile



DIRECTIONS

From the Pembroke Office head out of town up St Daniels Hill and take the turning left signposted towards Stackpole/Bosherton. Follow this road for about 5 miles and enter the village of Merriem. Before you pass the army base, you will see a turning left signposted towards Thorne Chapel. Turn here and follow the road up, where you will see Wakewell on your left hand side. What/Three/Words:///allow.waking.hourglass

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