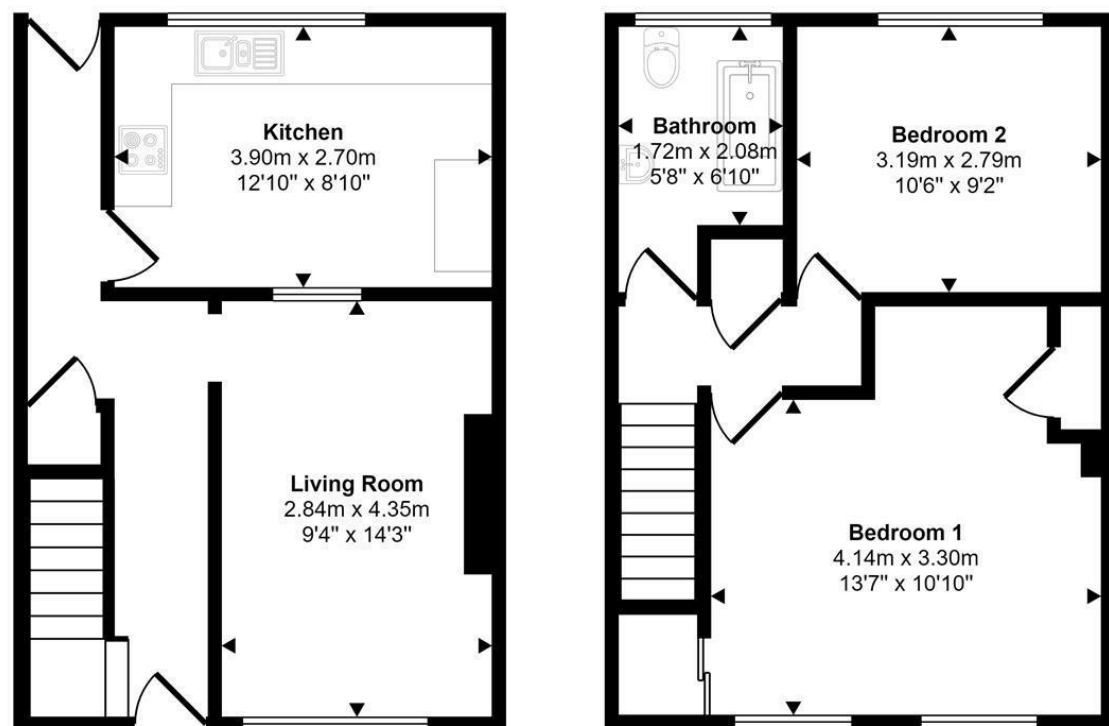


Approx Gross Internal Area  
72 sq m / 774 sq ft



**Ground Floor**  
Approx 35 sq m / 379 sq ft

**First Floor**  
Approx 37 sq m / 395 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.

TAX: Band EXEMPT

ADD/AMA/11/23/OK/12/23

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.

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626

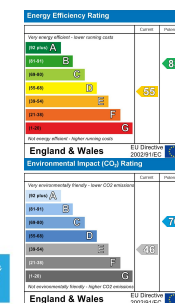


## Cerrig Cottage Brimaston, Haverfordwest, Pembrokeshire, SA62 5PW

- Traditional Welsh Cottage
- Two Double Bedrooms
- Beautifully Presented
- Private Rear Garden
- Rural Situation
- Idyllic Countryside Location
- Character Features
- First Time Buy /Holiday Let Potential
- Oil Central Heating and Double Glazing
- EPC Rating: D

**Offers Around £180,000**

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**The Agent that goes the Extra Mile**







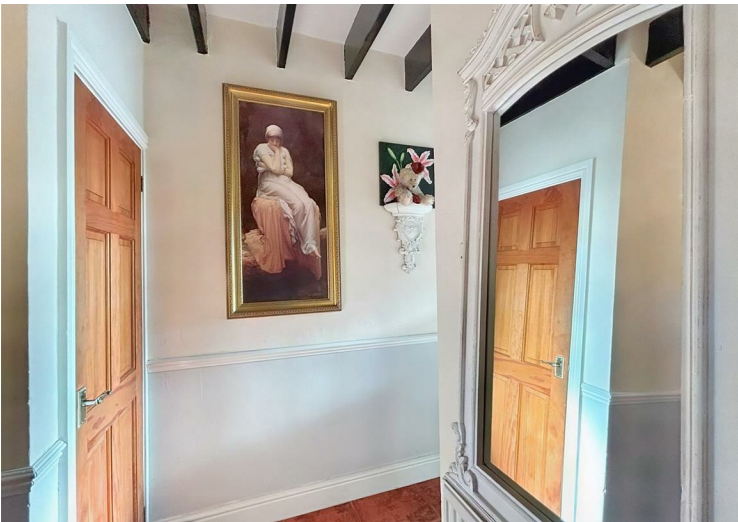
This beautifully presented Traditional Welsh Cottage provides the perfect blend of character and charm, nestled in the idyllic, semi-rural hamlet of Brimaston.

This lovingly maintained accommodation briefly comprises; Entrance Hall, Living Room with feature fireplace and exposed wooden beams, a countryside Kitchen with a wall and base units with wooden worktops. Upstairs Two Double Bedrooms, one with built in wardrobes, Airing Cupboard and Bathroom. The property further benefits from Oil Central Heating and Double Glazing.

Externally there is an enclosed, south-facing garden, with a patio area for a table and chairs, garden shed, and lawned area. A paved pathway leads through the garden to a rear gated access.

This accommodation would make an ideal Holiday Home/Let, as its set in a beautiful Countryside location, whilst not being too far from the coast! The popular sandy beach of Newgale is 7 miles away, with access to the Pembrokeshire Coastal Path, and the sought after fishing village of Solva and the famous Cathedral City of St Davids are within easy reach. The neighboring villages of Hayscastle and Wolfscastle also offer popular pubs/restaurants.

The County Town of Haverfordwest is 7.8 miles south with is range of local amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc.



### DIRECTIONS

From our office in Haverfordwest proceed to the Morrisons Roundabout, and take the first exit, and then take the fifth exit at the next roundabout onto the B4330 Croesgoch Road. Continue on this road heading for Hayscastle. Turn right at the sign for Brimaston and follow this road until reaching Brimaston Grange on the left. Turn right opposite this heading down a lane the property will be found on your left hand side denote by our for sale board. What3Words: bronze.landing.formation

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