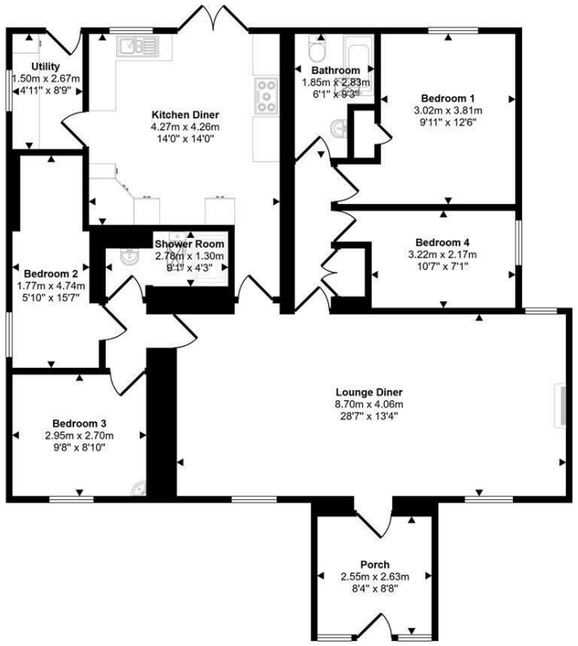
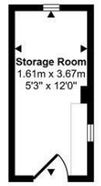
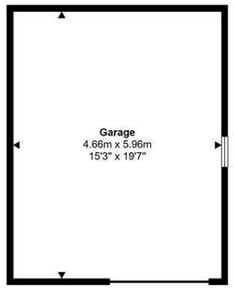
Approx Gross Internal Area
163 sq m / 1757 sq ft



Floorplan
Approx 130 sq m / 1395 sq ft



Storage Room
Approx 6 sq m / 64 sq ft



Garage
Approx 28 sq m / 299 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, 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

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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

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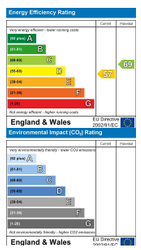






Wakewell Merrion, Pembroke, Pembrokeshire, SA71 5EA

- 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: D



Offers In Excess Of £420,000

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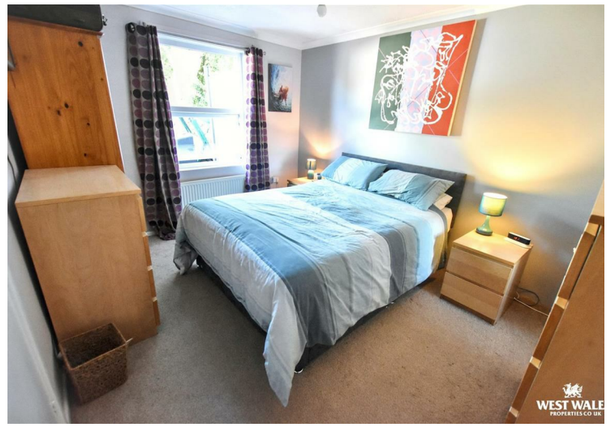
The Agent that goes the Extra Mile





















Wakewell is a delightful detached cottage occupying a peaceful position on a no-through road, nestled alongside the picturesque Merrion Chapel. Set within approximately 0.27 acres of beautifully maintained gardens, this charming family home offers spacious and versatile accommodation, ample parking and the added benefit of a three-bedroom static caravan, presenting excellent potential for multi-generational living or an additional income stream.

The accommodation is well presented throughout and briefly comprises an inviting entrance hall leading into an open-plan lounge/dining room. The modern fitted kitchen offers ample storage and workspace, with room for appliances, French doors opening onto the rear garden, and the added convenience of a useful utility room. There are four bedrooms, including two doubles and two singles, together with a family bathroom and a separate shower room. The property further benefits from double glazing and oil-fired central heating.

Externally, the generous grounds have been lovingly maintained, with expansive lawned gardens creating an attractive setting for families and keen gardeners alike. Three separate driveways provide extensive off-road parking, with ample space for several vehicles, a motorhome, trailer or boat, while the detached garage offers excellent storage or workshop potential. The three-bedroom static caravan is well presented and offers fantastic flexibility, whether as guest accommodation, independent living for extended family or as a holiday let, subject to any necessary consents.

Offering a wonderful combination of countryside tranquillity, flexible living space and exciting future potential, Wakewell is a property that must be viewed to be fully appreciated.

The rural hamlet of Merrion located within an area of spectacular coastal scenery, and the Green Bridge of Wales, Stack Rocks, St Govan's Chapel and Bosherston Lily Ponds are popular sites for visitors to the area.







DIRECTIONS

From the Pembroke Office head out of town up St Daniels Hill and take the turning left signposted towards Stackpole/Bosherston. Follow this road for about 5 miles and enter the village of Merrion. 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.