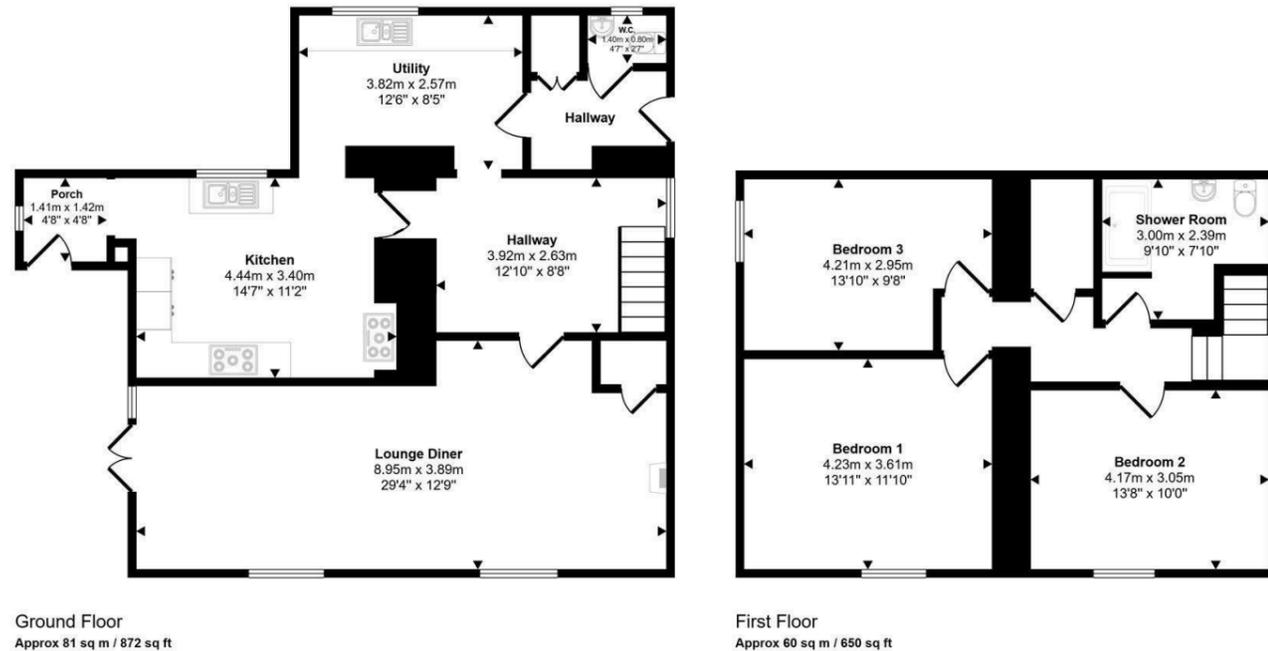


Approx Gross Internal Area
141 sq m / 1522 sq ft



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 E

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

JETH/ESL/03/26/JETH

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

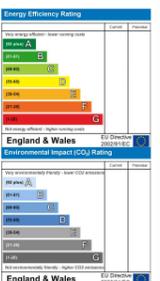


Lake View Cottage Clarbeston, Clarbeston Road, Pembrokeshire, SA63 4QY

- Detached Stone Cottage
- Character Features
- Carport, Workshop And Two Driveways
- Three Double Bedrooms
- Open Plan Lounge/Diner with Woodburner
- Very Well Presented
- Set In 0.4 Acres Garden
- Beautiful Countryside Setting With Views
- Oil Fired Rayburn
- EPC Rating: TBC

£375,000

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



12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

The Agent that goes the Extra Mile





Welcome to Lake View Cottage. This charming detached cottage is located on a single track lane in the rural hamlet of Clarbeston, enjoying a countryside outlook from most aspects. The property is set within 0.4 acres of gardens making it a fantastic prospect for a family or for someone who enjoys making use of their garden!

The layout of the property briefly comprises of an entrance porch, modern fitted kitchen with oil fired Rayburn, inner hallway, an open plan lounge/diner with feature stone walls and a woodburning stove, utility room, rear porch with cloakroom. On the first floor is a landing space leading through to three double bedrooms and a family Shower Room. The property is served by double glazing and oil fired heating. The property retains many character features which are blended with the convenience and comfort of modern kitchen and bathroom suites.

Externally the property boasts a through driveway that is accessible from both sides of the property, with an outbuilding and adjoining carport. Steps lead up to the garden which is laid to lawn and measures approximately 0.4 acres.

A beautiful family home! A must see!

Located near the village of Clarbeston Road, 7 miles northeast of Haverfordwest, and 7 miles from Narberth, where doctors, dentists and supermarkets can be found. The village benefits from a railway station providing links to Haverfordwest, Carmarthen, Swansea, and Cardiff and a public house and is in the catchment area for the primary school nearby. The Preseli Hills and beautiful Llys y Fran Reservoir country park are within easy reach for wonderful country walks.



DIRECTIONS

From our Haverfordwest Office, head through the High Street and take your first right into Dark Street, continue onto Mariners Square, turn right onto Barn St/A487, go through 1 roundabout and at the next Roundabout, take the 3rd exit onto the B4329. Continue on Cardigan Road, and at the next Roundabout take the 2nd exit onto the B4329. Follow road for approx 5.4 miles, into Clarbeston Road. Turn left in the village staying on Market place Market Place and go over the railway bridge & continue along the road, take the 2nd right and follow the road around, turn left at the end of the road and the property will be found on the right hand side. What3Words: ///bedding.mocking.decisions

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