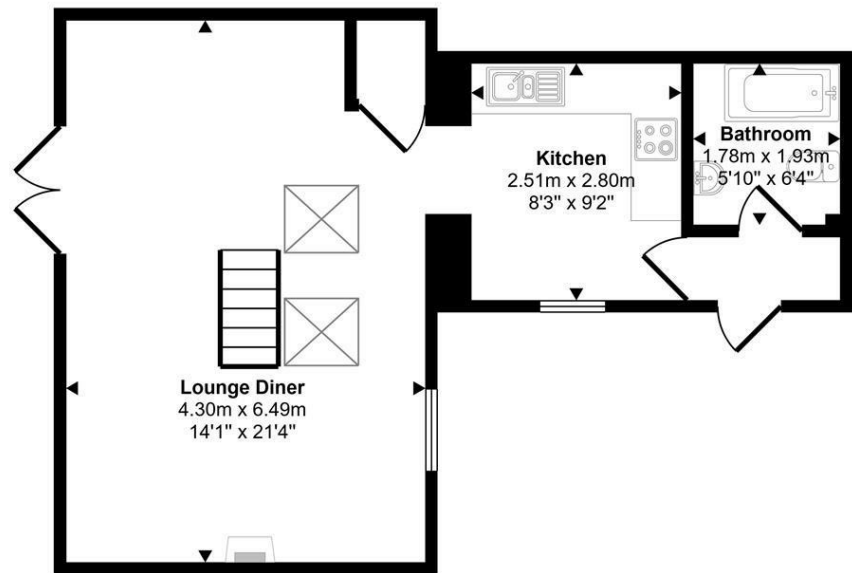


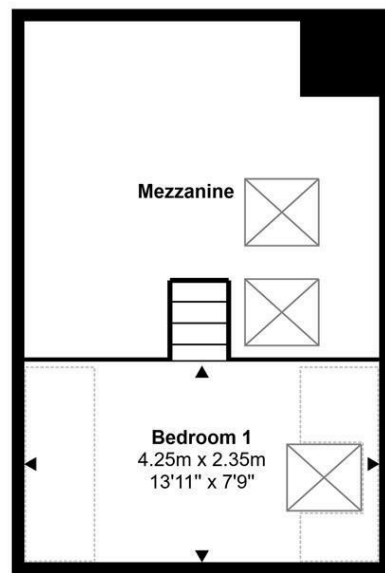
Approx Gross Internal Area
70 sq m / 749 sq ft



Ground Floor
Approx 42 sq m / 452 sq ft

Denotes head height below 1.5m

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.



First Floor
Approx 28 sq m / 297 sq ft

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 Drainage, Mains Electric, Mains Water

HEATING: Electric

TAX: N/A

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

CFH/ESL/03/25/OK EIL

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

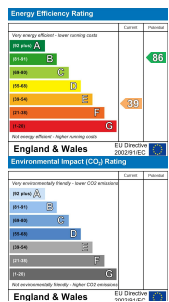


The Old Coach House Ambleston, Haverfordwest, Pembrokeshire, SA62 5QZ

- Character Stone Cottage
- Ideal Holiday Let or Perfect Home
- Wood Burning Stoves
- Air Source Heat Pump
- No Onward Chain
- Beautifully Presented
- Lounge / Dining Room
- Front And Rear Gardens
- Mezzanine Floor
- EPC Rating: E

£180,000

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The Agent that goes the Extra Mile





A lovely detached stone converted coach house situated in the heart of Ambleston, in a pretty setting close to the village church. This delightful property is full of charm and character with exposed stone feature walls, wood floors, exposed beams and wood burners.

The property comprises of a kitchen, bathroom, open plan living space with dining area and log burners, and stairs lead to a crog loft bedroom. The property benefits from double glazing and air source heat pump.

Externally there is a pretty garden which is laid to lawn at the front and side and a patio area to the rear, wood store and timber shed. There is on street parking closeby and their is also potential for off road parking subject to to the necessary planning consent.

The cottage is currently run as a holiday let but would also make an ideal home. There is no onward chain and vewing is highly recommended!

Ambleston is some 7 miles north of Haverfordwest, and 3 miles from the village of Spittal, with its popular primary school. Ideally situated for access to Haverfordwest, Fishguard and Narberth, and Pembrokeshire's beautiful sandy beaches are also within easy driving distance.



DIRECTIONS

From the Morrisons roundabout in Haverfordwest take the Prendergast B4329 exit, then fork right towards Cardigan up the Cardigan Road. Continue straight over the roundabout and go straight through Crundale, continuing on the B4329 until you reach Woodstock. Turn left towards Wallis and Ambleston, keeping left at the next junction, then turn left into the village of Ambleston and turn left before the church, take the right turn into Nant Yr Eglwys where the property could be found on the left-hand side. What3words: townhouse/sharpness/slimmer.

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