



- 3 Bedroom Detached Cottage
- Successful Holiday Letting Property
- Off Road Parking, Decked Terrace & Countryside Views
- EPC Rating D

**£525,000**

Est. 1890  
**evans**  
**roach**  
01437 762516





Valley View is a 3 bedroom, detached cottage currently used as a successful holiday let with excellent reviews and many returning customers. This property offers the opportunity to enjoy the peaceful and quaint coastal village of Little Haven. Valley View is within walking distance of the Pembrokeshire Coast Path and a downhill walk to the centre of the village. Benefitting from a decked terrace to the rear which houses the conservatory, perfect for enjoying location and views. Off road parking and a courtyard garden can also be found at the property.

The property is approached via an area of off road parking and steps down and path to a wood and obscure glazed entrance door to

#### Hall

Window to front. Built in storage cupboards. Radiator. Door to

#### Living/Dining Room

**18'5 x 14'3 (5.63m x 4.35m)**

Window to front. Windows and door to rear leading to the conservatory. Sloping high ceilings. Radiator.



#### Kitchen

**14'7 x 8'9 (4.47m x 2.68m)**

Window to rear. Range of wall and base units with work surface over. Separate breakfast bar. Stainless steel sink and drainer. Built in storage cupboards. Tiled floor and partially tiled walls. Space for under counter fridge and freezer. Door and step down to

#### Conservatory

**11'9 x 8'5 (3.60m x 2.59m)**

Windows to side and rear. French doors to side leading onto decked terrace. Door to Living/Dining Room. Tiled floor. Electric heater.



#### Boiler Room

**11'4 x 4'1 (3.47m x 1.25m)**

Windows to front. Worcester boiler (installed March 2021). Hot water tank.

#### Store Room

**5'7 x 3'11 (1.71m x 1.20m)**

Window to front.

#### Bedroom

**14'8 x 5'7 (4.48m x 1.71m)**

Patio doors to rear leading to decked terrace. Shower cubicle housing electric shower. Wash hand basin. Heated towel rail. Partial wood floor. Partially tiled walls. Built in wardrobes. Loft access. Radiator.



#### Bedroom

**14'11 x 9'4 (4.57m x 2.87m)**

Window to rear. Radiator.

#### Bedroom

**11'10 x 9'1 (3.62m x 2.79m)**

Window to side. Patio doors leading to rear decked terrace. Radiator.



#### Bathroom

**10'4 x 5'4 (3.16m x 1.64m)**

Window to front. Corner bath with electric shower over. Wash hand basin and w/c. Laminate flooring. Heated towel rail.

#### Utility Room

**5'7 x 3'7 (1.71m x 1.10m)**

Window to front. Tiled floor. Space and plumbing for washing machine and tumble dryer.

#### Cloakroom

Window to front. Laminate floor. Wash hand basin and w/c. Radiator.

### Externally

To the front of the property is an area of off road parking for a number of vehicles. Steps lead down to a pedestrian path surrounding the property with landscaped borders and mature planting, shrubs and trees. To the rear of the property is a decked terrace which houses the garden shed and conservatory. Offering panoramic views of the valley below, this is the ideal place to enjoy the peaceful surroundings and the visiting wildlife. To the side of the property are steps down to a courtyard garden and storage shed/workshop.



## Ground Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.

Plan produced using PlanUp.

## Tenure

Freehold

## Services

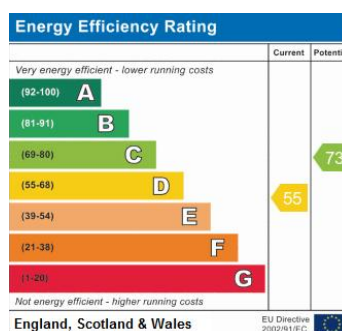
Mains electricity, water & drainage. Oil central heating.

## Viewing Arrangements

Strictly by appointment only

## Directions

Approaching Little Haven via Walton Hill or Broad Haven proceed up Strawberry Hill and the property will be found on your left hand side clearly identified by our for sale board.



**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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