



- 3 Bedroom Detached Cottage
- Successful Holiday Let
- Off Road Parking & Decked Terrace
- Countryside Views

Offers In Region Of £525,000

EPC Rating 'D'





Property

Valley View is an immaculately presented 3 bedroom, detached cottage within walking distance of the renowned Pembrokeshire Coast Path and the coastal village of Little Haven. Currently used as a successful holiday let with excellent reviews and many returning customers, this property is situated in an idyllic setting with far reaching valley views. 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.

Location

The quaint village of Little Haven is on the west coast of Pembrokeshire at the southern end of St Brides Bay. An old fishing village with a good deal of charm and character. Together with Broad Haven to the north, Little Haven forms The Havens community. The Pembrokeshire Coast National Park Authority has designated Little Haven as a conservation area.

<https://www.visitpembrokeshire.com/explore-pembrokeshire/beaches/little-haven-beach>

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.

The property is accessed via an area of off road parking and down steps to a pedestrian path which leads to entrance door into

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

Living/Dining Room 18'5 x 14'3 (5.63m x 4.36m)

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 (3.6m x 2.59m)

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

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 1.2m)

Window to front.

Bedroom 14'8 x 9'10 (4.48m x 3.02m)

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 1.1m)

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 which surrounds 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.

Agent's Notes. Please contact the agent regarding further information on this property.



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

Viewing Arrangements

Strictly by appointment

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General Information

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THIS PROPERTY.