



- 2 Bedroom Detached Bungalow
- Paddock & Stables
- Detached Garage and Driveway
- No Onward Chain

Offers In The Region Of £370,000

EPC Rating 'E'





The Property

Rickeston Cottage is a spacious 2 bedroom detached bungalow with off road parking, detached garage and a 1 acre paddock with stables/storage. Ideally located approximately 2 miles from Sandy Haven beach and within close proximity to the renowned Pembrokeshire Coastal Path, the accommodation comprises; entrance porch, kitchen, lounge, sitting room, inner hallway, 2 double bedrooms and bathroom.

Location

Rickeston Bridge offers easy access to the town of Milford Haven, approximately 5 miles away, with a wide variety of amenities to include waterfront and the ever expanding marina, theatre, shops, schools, bus and train services and much more. The village of Dale is approximately 6 miles away and is very popular with tourists, a perfect spot for watersports, windsurfing and sailing.

Directions

From Haverfordwest, at Merlin's Bridge roundabout take the A4076 to Milford Haven turning right at the traffic lights onto Old Hakin Road towards Tiers Cross. At the roundabout take the second exit to Milford Haven, follow the road and take the turning right to Robeston West.

Follow the road past the nursing home and the property can be found on the right hand side clearly marked with a Town Coast and Country For Sale Board.

The property is approached via a five bar wooden gate leading into parking area. Step up to

Entrance Porch Obscure glazed windows to front and side. Door to

Kitchen/Breakfast Room 14'8 x 12'2 (4.47m x 3.71m)

Front and side facing windows. Range of wall and base units with work surfaces over. Stainless steel sink and drainer. Partially tiled walls. Tiled floor. Wall mounted Worcester boiler. Plumbing for washing machine. Radiator. Door to airing cupboard/storage housing radiator. Access to loft. Door to

Lounge 15'9 x 14'8 (4.8m x 4.47m)

Front facing windows. Tiled fireplace and hearth housing coal effect gas fire. Tiled floor. Storage cupboards and shelving. Radiator. Door to

Sitting Room 14'8 x 11'9 (4.47m x 3.58m)

Front facing window. Glazed door with glazed side panel to rear garden. Tiled fire surround and hearth housing electric fire. Tiled floor.

Inner Hallway Tiled floor. Radiator. Access to loft. Door to

Bedroom 1 11'11 x 12' (3.63m x 3.66m)

Rear facing window. Wall lights. Tiled floor. Radiator.

Bedroom 2 14'5 x 11'11 (4.39m x 3.63m)

Side and rear facing windows. Tiled floor. Radiator.

Bathroom 8'2 x 8'1 (2.49m x 2.46m)

Obscure glazed window to rear. Wash hand basin. Bath with wood panel. W/c. Tiled shower cubicle housing Redring electric shower. Fully tiled. Radiator.

Externally A paved area wraps around the bungalow offering potential for a lawn and patio. LPG tank. Ample off road parking leading to patio, detached garage and steps up to storage shed. A paddock which extends to approximately

1 acre with stables/outbuildings and has a stream bordering one side.

Detached Garage Door and window to side.

Power and light and access through to potting shed. Development potential subject to planning.

Tenure We are advised that the property is Freehold.

Services Mains water and electric. Private drainage. LPG.

Viewing Strictly by appointment through Town Coast and Country Estates please.

Agent's Notes Please contact our office for additional information relating to this property.





Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

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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.