

FOR SALE BY PRIVATE TREATY

# Rosedene, Merlins Cross, Lower Lamphey Road, Pembroke, SA71 4AG.



GUIDE PRICE £200,000

**EDWARD H PERKINS**  
RURAL CHARTERED SURVEYORS

# Rosedene, Merlins Cross, Lower Lamphey Road, Pembroke, SA71 4AG.

“Situated in a desirable area, with countryside views this property presents an exciting project”



**A unique colonial style 2 bedroom bungalow in need of demolition or substantial renovation.**

**Large plot extending to 0.26 of an acre.**

**Views over open countryside to the south.**



## DESCRIPTION

A development opportunity for the demolition of the existing property and replacement with one or two replacement dwellings (subject to the necessary planning consents). Alternatively following comprehensive repair and refurbishment the property could be restored to it's former beauty.

## SITUATION

The property known as Rosedene is situated at Merlins Cross on the Lower Lamphey Road, on the edge of the historic town of Pembroke.

The property is situated approximately 0.5 miles from the Pembroke town centre towards the popular village of Lamphey and 4 miles from the sandy beach of Freshwater East.

Pembroke has good transport links being close to the A477 and also benefiting from the railway line. Pembroke is approximately 11 miles from Haverfordwest and 10 miles from Tenby.

## DIRECTIONS

From Pembroke town centre, take Lower Lamphey Road heading south east towards Lamphey. Continue along the road for approximately 0.4 miles, where the property Rosedene will be found on the left-hand side, clearly identified by a 'For Sale' board.

## OS GRID REFERENCE

SM9955089- The property is edged in red for identification purposes only on the attached plan.

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## ACCOMODATION

### GENERAL DESCRIPTION

Rosedene is a colonial style bungalow which has been unoccupied for many years. If refurbished the property needs complete renovation, but provides vast potential to bring back to life the property and restore it's former beauty.

The dwelling is of traditional construction under a series of natural slate roofs with a single brick chimney stack.

The property is sat in approximately 0.26 of an acre and benefits from a single garage.



### HALLWAY

An impressive unusual shaped hallway with original tiling and doors off to the various principle rooms.

### SITTING ROOM

With bay window to the front of the property and further window to the side elevation.

### DINING ROOM

With open fireplace, serving hatch to kitchen and bay window to the front of the property. The floor has partly collapsed in this room.



### KITCHEN

Quarry tiled floor and window overlooking lean-to porch (now collapsed).

### BEDROOM ONE (Off kitchen)

With window overlooking garden.

### BEDROOM TWO (Off hallway)

With window over looking garden.

### BATHROOM

With low level w.c. panelled bath, pedestal hand wash basin and window overlooking the garden.

## **METHOD OF SALE**

For sale by private treaty.

## **TENURE AND POSSESSION**

We understand the property is owned freehold with vacant possession available on completion.

## **SERVICES**

Mains water, sewerage and electricity are all connected to the property.

## **ENERGY PERFORMANCE CERTIFICATE (EPC)**

Exempt due to the condition of the property.

## **LOCAL AUTHORITY**

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP.

## **VIEWING**

External viewings are encouraged in the first instance. Viewers should take care when viewing as the garden is uneven and may contain sharp objects such as glass or metal. Internal viewings will be limited due to the condition of the property and will be strictly by appointment with the sole selling agents, Edward H Perkins Chartered Surveyors if a purchaser is proceedable.

## **STATUTORY AUTHORITIES**

Pembrokeshire County Council, County Hall, Haverfordwest SA61 1TP.

Tel: 01437 76455

Welsh Government (Agricultural Department), Picton Terrace, Carmarthen, SA31 3BT. Tel: 0300 062 5004

Natural Resources Wales (NRW), Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP. Tel: 0300 065 3000

Pembrokeshire Coast National Park Office, Llanion Park, Pembroke Dock, SA72 6DY. Tel: 01646 624800

## **WAYLEAVES, EASMENTS AND RIGHT OF WAY**

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/bridleways.

## **PLANS, AREAS AND SCHEDULES**

Any available plans, areas, and schedules are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself/herself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

## **VENDOR'S SELLING AGENTS**

Edward H Perkins Rural Chartered Surveyors, St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG.

Telephone: 01437 760730

Email: mail@edwardperkins.co.uk

If you have any enquiry regarding the property, please ask to speak to either Victoria Rees or Jack Hagger.

## Site Plan of The Property



St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG  
Tel: 01437 760 730  
Email: [mail@edwardperkins.co.uk](mailto:mail@edwardperkins.co.uk)

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## Location Plan of The Property



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**EDWARD H PERKINS**  
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**In its prime the property featured in Ideal Homes Magazine as  
an award winning design**



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