

NEW PRICE



The Cottage, Little Cross Cosheston, Pembroke Dock SA72 4UG

Offers in the region of £150,000

Requires Internal Refurbishment Works
Situated On The Edge Of A Sought-after Village
Lovely Rural Outlook To The Front
3 Bedrooms, Living Room, Bathroom, Kitchen
Detached Garage, Ample Parking & Gardens

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

HS/WJ/63895/040618

DESCRIPTION

A traditional Pembrokeshire cottage that has been extended to the rear to provide family size accommodation that is situated on the edge of a very sought after village with a lovely rural outlook to the front. The cottage requires internal refurbishment however provides three bedrooms, a lovely enclosed rear garden, detached garage and ample parking for a number of cars. The village of Cosheston offers the opportunity to be part of a thriving community and offers a pub/restaurant, playing fields, park and primary school. Shops and Supermarkets can also be found in Pembroke or Pembroke Dock. Many popular beaches are within a short distance including Freshwater East and Angle.

HALLWAY

12'2 x 3'2 (3.71m x 0.97m)

Entered via double glazed door, loft access, radiator, airing cupboard housing hot water cylinder and shelving, doors to;

LIVING ROOM

12'3 x 11'9 (3.73m x 3.58m)

Double glazed window to front with outlook, fireplace with stove servicing the domestic hot water and central heating system, radiator.

BEDROOM 1

12'3 x 11'7 (3.73m x 3.53m)

Double glazed window to front with outlook, radiator.

BEDROOM 2

15'7 x 8'6 (4.75m x 2.59m)

Double glazed window to rear with outlook over rear patio towards the rear garden, radiator, storage cupboard, shelving, recess.

KITCHEN

12'8 x 8'2 (3.86m x 2.49m)

Double glazed door to rear, double glazed window to rear with outlook to rear patio area and garden, stainless steel sink unit with base cupboard under, work surface to side, radiator.

BEDROOM 3

10' x 9'3 (3.05m x 2.82m)

Double glazed window to rear with outlook to patio and garden, radiator.

BATHROOM

6'8 x 6'2 (2.03m x 1.88m)

Low level WC, pedestal wash hand basin, panelled bath with electric shower over, localised tiled walls, 2 radiators, obscure double glazed

window to side.

EXTERNALLY

To the front of the property is an enclosed low maintenance gravelled courtyard with gated access to front door. To the side of the property is a driveway providing parking and leads onto the **DETACHED GARAGE - 17'7 x 12'4** with up and over door to front, window to rear and courtesy access to rear garden. Gated access leads to the enclosed rear garden with patio area directly to the rear of the property and steps lead up to a slightly elevated garden area which is mainly laid to lawn.

SERVICES

We are advised that mains water, electricity and drainage are connected to the property.

VIEWING

By appointment with the selling Agents on 01646 685577 or e-mail pembroke@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter

@JohnFrancisPem or on facebook

[www.facebook.com/](http://www.facebook.com/JohnFrancisEstateAgents)

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TENURE

We are advised that the property is Freehold

GENERAL NOTE

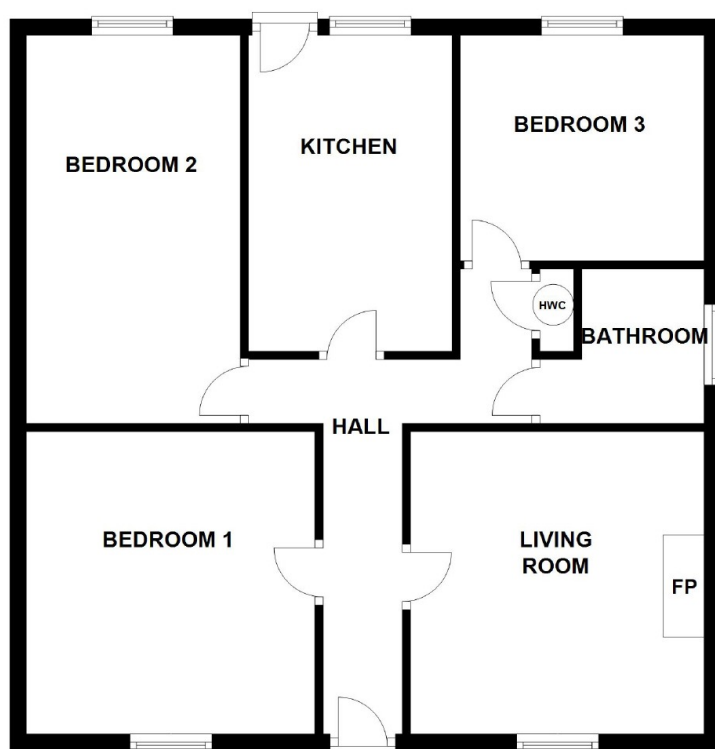
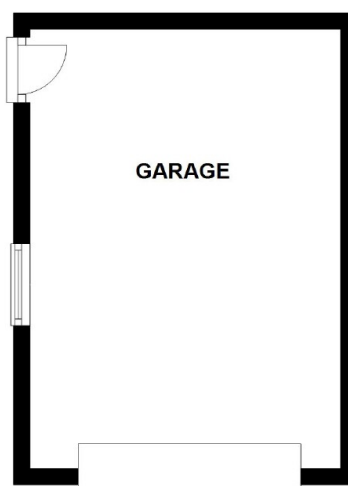
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Pembroke Office, proceed along the one way system heading towards Pembroke Dock. Continue up Bush Hill and down Ferry Lane. At the junction, turn right onto the A477 towards Carmarthen and follow the road for a couple of miles and take the first left hand turning signposted to Cosheston. Continue into the village driving past the ford and up the hill to the crossroads. At the crossroads take the right hand turning and follow the road along, passing the Brewery Inn pub on your right. Continue along the road for approx 300m and the Cottage will be found on your left hand side identified by our John Francis For Sale Board.

GROUND FLOOR

APPROX. 70.7 SQ. METRES (761.5 SQ. FEET)



TOTAL AREA: APPROX. 70.7 SQ. METRES (761.5 SQ. FEET)

For Illustration purposes only. Not to scale.
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
		28	98

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			
		25	86

**John.
Francis**