



- Beautifully Presented Cottage
- Large Workshop/Double Garage
- Gated Off Road Parking
- E.P.C Rating D

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

**£165,000**







### Description

Hill Cottage was originally 2 properties, having now been knocked into one large residence. The existing owners have transformed the property and whilst it still retains a wealth of charm and character the modern aspects such as conservatory and kitchen area are very social spaces and lead further to the rear patio garden. Large enough for all but the biggest of families, with 4 bedrooms and 3 reception rooms, Hill Cottage is fantastic value and will attract interest from a range of buyers. Contact Evans Roach on 01437 762516 to book your accompanied viewing.

### Entrance to

Entrance to the property is via a gated drive leading through the rear garden to the patio area.

### Entrance Hallway

UPVC double glazed door to -

### Open Plan Lounge Diner

28' 1" x 13' 5" (8.56m x 4.09m)

Double glazed window to fore x 3, laminate floor, radiator x 2, T.V & telephone point, under stairs storage, open fireplace.



### **Conservatory**

**22' 1" x 9' 5" (6.73m x 2.87m)**

Double glazed conservatory, tiled floor, radiator, double glazed doors to rear.

### **Kitchen**

**12' 5" x 9' 8" (3.78m x 2.95m)**

Double glazed windows to rear, tiled floor, tiled walls, Vaillant wall mounted combination boiler, a range of wall and base units with complementary work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, integrated appliances, plumbing.

### **Study/Family Room**

**12' 4" x 9' 7" (3.76m x 2.92m)**

Double glazed window to fore, oak floor, telephone point, opens to hallway and kitchen areas.

### **Store Room**

### **Bedroom 1**

**10' 3" x 8' 7" (3.12m x 2.62m)**

Double glazed window to side, radiator.

### **First Floor Split Landing**

#### **Family Bathroom**

**12' 5" x 10' 1" (3.78m x 3.07m)**

Obscure double glazed window to fore x 2, tiled walls, tiled floor, bath, low level W.C, wash hand basin, bidet, heated towel rail x 2, double shower enclosure, airing cupboard.

### **Bedroom 2**

**21' 9" x 12' 6" (6.63m x 3.81m)**

Double glazed window to fore x 2, radiator, built in storage cupboards

### **Dressing Room**

Open plan with Bedroom 2 - Was originally 2 bedrooms but now a bedroom with walk in dressing room.

### **Bedroom Hallway**

### **Bedroom 3**

**9' 1" x 8' 8" (2.77m x 2.64m)**

Double glazed window to fore, radiator.

### **Bedroom 4**

**12' 1" x 7' 7" (3.68m x 2.31m)**

Double glazed window to fore, radiator, loft hatch.

### **Externally**

The rear garden is large, laid mainly to slab for parking but it does have 2 patio areas and a vegetable patch which could easily be changed back to a lawned garden area. The garden is enclosed and secure.

### **Gated Off Road Parking**

The gated off road parking is large enough for multiple vehicles to include a camper, work van, boat or caravan, and leads to the double garage/workshop. Ideally suited for those who need secure parking and a workshop so any tradesmen would love this!

### **W.C**

Low level W.C.


### **Double Garage/Workshop**

**33' 1" x 20' 1" (10.08m x 6.12m)**

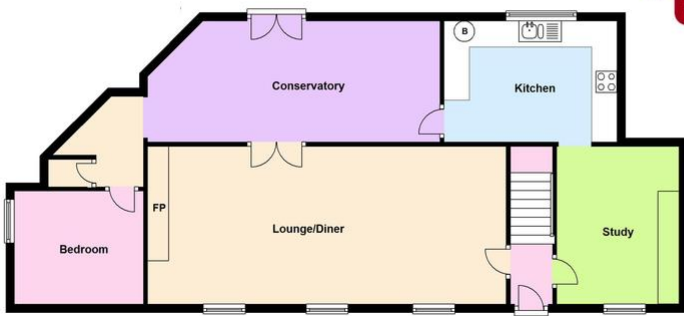

Garage door to side, electric light & power to, inspection pit, workbenches.

### **Broadband**

Please note that Superfast BT Infinity broadband is available within this street as confirmed by [www.productsandservices.bt.com/products/broadband-packages](http://www.productsandservices.bt.com/products/broadband-packages)







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**Ground Floor**

**First Floor**

**Hill Cottage**  
**32-36 Upper Hill Street**  
**Hakin**  
**SA73 3LU**

[www.evansroach.co.uk](http://www.evansroach.co.uk) 01437 762516

**Tenure - Freehold**

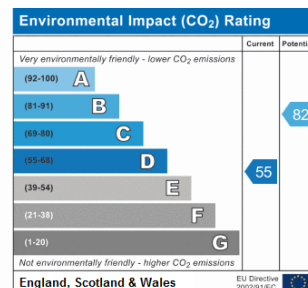
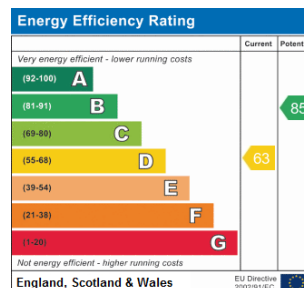
**Council Tax Band - C - £1113.87**

**Services - We are advised that mains services are connected**

**Viewing Arrangements - Strictly by appointment only**

**Directions -**

From our office in Haverfordwest drive towards Milford Haven. Continue through Milford Haven heading towards Hakin, turning left at Hakin bridge looking for the right hand turn signposted Upper Hill Street. Our property is on the left hand side as identified by our Evans Roach 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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