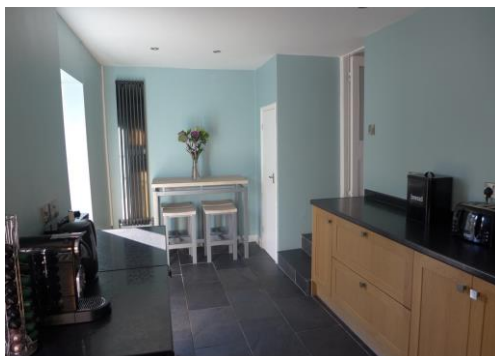




- 3 Bedroom Detached Cottage
- Garage, Off Road Parking & Garden
- Coastal Village Location
- EPC Rating E

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

**£205,000**





Rock Cottage is a 3 bedroom detached cottage with garage, off road parking and enclosed rear garden situated in the popular coastal village of Herbrandston. The property is located within an easy distance of the coastal path and local beach as well as local village amenities.

Accessed via a gated wall courtyard to a partially obscure double glazed entrance door into

#### Hall

Wood floor. Partially obscure glazed door to under stairs cupboard. Turning stairs to split level landing. Door to

#### Living Room

**17'7 x 9'5 (5.37m x 2.89m)**

Double glazed bay window to front. Wood floor. Exposed beams. Fireplace housing log burner with slate hearth and wooden mantle over. Radiator.

#### Dining Room

**17'9 x 9'10 (5.43m x 3.00m)**

Double glazed bay window to front. Wood floor. Exposed beams. Shelled recess with built in storage. Radiator. Partially glazed door and steps down to





**Kitchen**

**20'1 x 8'6 (6.14m x 2.60m)**

Double glazed window and patio doors to rear. Slate tiled floor. Range of wall and base units with work surface over. Fitted storage cupboard. Integrated electric oven and hob with extractor over. Integrated fridge and dishwasher. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Exposed beams. Radiator. Door to

**Rear Porch**

Partially obscure double glazed door to side external. Door to

**Cloakroom**

Obscure double glazed window to side. Wash hand basin and w/c. Radiator.

**Landing**

Split level. Window to front. Loft access.

**Bedroom 1**

**17'4 (max) x 9'3 (max) (5.30m (max) x 2.83m (max))**

L shaped. Double glazed windows to rear and side. Radiator.

**Bathroom**

**9'3 x 6'5 (2.84m x 1.96m)**

Obscure double glazed window to rear. Suite comprising pea shaped bath with shower over, wash hand basin and w/c. Corner shower cubicle. Partially tiled walls. Towel radiator.

**Bedroom 2**

**13'5 x 10'1 (4.11m x 3.09m)**

Double glazed window to front. Sloping ceiling. Radiator.

**Bedroom 3**

**13'2 x 9'7 (4.02m x 2.93m)**

Double glazed window to front. Sloping ceiling. Radiator.

**Externally**

Gated access at both sides of the property leading to enclosed rear garden. Laid mainly to lawn with mature trees and shrubs, the garden also houses a brick built storage shed with power and water supply, raised decking area, garden pond and pedestrian access to detached garage/workshop (5.70m x 4.60m).

**Broadband**

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

Rock Cottage  
Herbrandston  
SA73 3SJ



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

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**Tenure** - Freehold

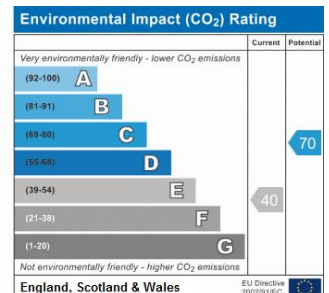
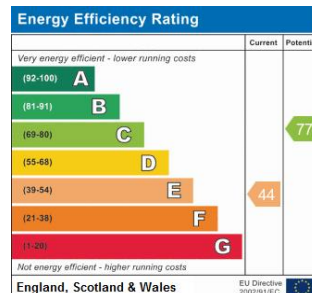
**Council Tax Band** - D - £1248.34 Per Annum

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

**Viewing Arrangements** - Strictly by appointment only

### Directions

From Milford Haven, take the road towards Dale turning left into Herbrandston. Drive through the village and the property is the last house on the left hand side clearly 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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