The Old Stables, Angle Village, Angle, Pembroke SA71 5AT

Price on application

Barn Conversion In Need Of Some Refurbishment
Exposed Beams And Stonewalls
Three Bedrooms (One With En-Suite)
Coastal Village Location & Walking Distance To Beach
Holiday Purposes Only Occupancy Restriction*

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DESCRIPTION
Situated in the popular coastal village of Angle which lies within the Pembrokeshire Coast National Park, The Stables is a converted barn which is in need of some completion work. The property offers features such as exposed beams and pointed stone walls and is set within a small complex of holiday cottages. Angle attracts many holidaymakers who return year after year to enjoy the sandy beach at West Angle Bay and traditional village life.

Note to Buyers:- Occupancy Restrictions - Holiday purposes only. Not to be used as permanent habitation. This property shall not be occupied for a period exceeding four weeks for any single letting. NO FORWARD CHAIN.

KITCHEN/ LOUNGE
22’2 max x 12’7 max (6.76m max x 3.84m)
Enterance wooden door, patio door leading to rear garden, east facing arrow slit window. Fitted with a range of matching base and base units with wood effect work surfaces over, incorporating sink and drainer, fridge, freezer, dishwasher, electric oven and hob with extractor hood over, part tiled walls, exposed beams, pointed stone wall feature, radiator.

BEDROOM 1
12’9 max x 9’4 max (3.89m max x 2.84m)
Patio doors leading to rear garden, double glazed window to the front aspect, east facing arrow slit window, built in wardrobe/storage cupboard, radiator.

EN-SUITE SHOWER
Heated towel rail, WC, wash hand basin, tiled and glazed shower cubicle.

BEDROOM 2
8’7 max x 7’5 max (2.62m x 2.26m max)
Double glazed window to front aspect, sky light window, pointed stone wall, exposed beams, radiator..

BEDROOM 3
12’3 max x 12’2 max (3.73m max x 3.71m)
Two double glazed windows to front aspect, sky light window, radiator, pointed stone wall, exposed beams.

BATHROOM
8’5 max x 7’7 max (2.57m max x 2.31m)
Double glazed window to rear aspect, cupboards with space and plumbing for washing machine, part tiled walls, heated towel rail, WC, wash hand basin, bath with shower over and glazed shower screen.

EXTERNALLY
To the rear of the property there is a small patio area and small lawn, oil tank, SHED housing boiler for oil fired central heating system.

SERVICES
We have been advised mains electricity, drainage and water are connected to the property. Oil fired central heating system.

OCCUPANCY RESTRICTION
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USEFUL TELEPHONE NUMBERS
Pembrokeshire County Council 01437 764551
Pembrokeshire National Parks 0845 345 7275

IMPORTANT NOTICE
The agents give notice that 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

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 office in Main Street proceed towards the end of town. At the roundabout take the third exit down Well Hill which becomes Commons Road. Turn left onto the B4319 signposted to Angle. Continue through the village of Maidenwells following the signs to Angle. As you enter the village turn left at the T junction and proceed through the village, passing the shop. Go past a row of bungalows and the property can be found on the left hand side.
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