

Ground Floor



Floorplans are not to scale and should not be relied upon for measurements etc.
Plan produced using PlanUp.

View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: We are advised FREEHOLD
Tax: Band D
GGR/LD/10/19/OKAY LD

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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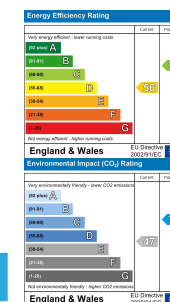


Haf House, Trewarren Road, St. Ishmaels, Haverfordwest, Pembrokeshire, SA62 3SY

- Semi-Detached Cottage
- Well Presented
- Three Double Bedrooms
- Off Road Parking
- Double Glazing
- Oil Central Heating
- Courtyard Garden To Rear
- Rural Village Location
- Walking Distance To Coastal Path
- EPC Rating: D

Offers In Excess Of £180,000

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The Agent that goes the Extra Mile



A well presented, spacious semi-detached property located in the semi rural village of St Ishmaels, within walking distance to the local school and coastal path, this quaint cottage with many original features offers oil central heating, double glazing and off road parking. The accommodation briefly comprises: entrance porch, hallway with exposed floorboards, three double bedrooms one having an exposed stone wall, kitchen with a range of wall and base units and slate flooring and a family bathroom with a shower over the bath. We would Highly recommend viewing this property to appreciate the size and standard of the accommodation.

Externally, the front of the property provides off road parking and is approached by steps, there is a pathway with a pedestrian gate to the side of the property where you will find to the rear a low maintenance south facing courtyard garden with wooden log store and wooden storage shed, there is an outside tap, oil tank and oil fired boiler housed in an outside container.

The village of St.Ishmaels is located some 11 miles south west of the County Town of Haverfordwest, and some 6 miles west of Milford Haven. St. Ishmaels is a popular village situated within the Pembrokeshire National Park conservation area with the nearest cove being approx. 0.75-mile distance. St. Ishmaels has a Primary School, Public House, Sports Club, Garden Centre and the Puffin bus service.



PORCH

3'6" x 4'8" (1.09m x 1.43m)

HALLWAY

35'9" max x 3'10" (10.91m max x 1.19m)

LIVING/DINING ROOM

17'0" max x 15'7" (5.19m max x 4.75m)

KITCHEN/BREAKFAST ROOM

12'10" x 11'2" (3.92m x 3.41m)

BEDROOM 1

12'11" max x 16'0" (3.94m max x 4.90m)

BEDROOM 2

10'9" x 16'0" (3.30m x 4.89m)

BEDROOM 3

9'5" x 15'11" (2.89m x 4.87m)

BATHROOM

11'3" x 7'5" (3.43m x 2.27m)

DIRECTIONS

From our Milford Haven office, continue down Fulke Street and turn right onto Hamilton Terrace. At the roundabout, take the first exit and follow the road for 5.4 miles, then take the 2nd left turn into St Ishmaels village, follow the road along until you reach the cross road, turn right and the property is located on the left hand side denoted by our for sale board.



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.

