



Pine Cottage , Haverfordwest, SA62 3UH

Offers Over £245,000

A Stunning Holiday Cottage in Little Haven, Pembrokeshire.

Nestled in a Charming Courtyard Development.

Off-Road Parking & Garden Areas.

Luxuriously Furnished and Equipped to a Very High Standard.

E.P.C Rating E.

Available Fully Furnished & with Pre-Bookings for 2021 (Price to be Negotiated).

Within 1 Mile of Little Haven Sea Front.

A Ready-Made Holiday Home/Investment Opportunity.

4* Graded by Welsh Tourist Board

Description

Pine Cottage is a cozy and charming cottage set in a courtyard development of 10-holiday lets in the extremely popular fishing village of Little Haven, Pembrokeshire. With sea views, an enclosed garden, and designated off-road parking this property will make a fantastic holiday home, and/or investment, and is currently a successful holiday let in its own right. Surprisingly spacious inside, the attention to detail is second to none, and despite its modern features, it retains the charm of a coastal Pembrokeshire cottage. With 2 double bedrooms, and a Crog Loft, as well as a large conservatory with doors out onto the rear garden space, the property is very spacious and very well designed. It really is hard to fault Pine Cottage and the location is tremendous. Given the trend for "staycations" Pine Cottage is a superb opportunity to purchase in one of Pembrokeshire's most popular and sought after seaside villages.

Entrance To:

The entrance to the property is via a shared lane leading to a courtyard with allocated parking for 1 vehicle for Pine Cottage.

Entrance Hallway 6'8 x 5'6 (2.03m x 1.68m)

Wooden Floor, cupboard housing Worcester boiler.

Bathroom 8'4 x 4'9 (2.54m x 1.45m)

Wooden floor, low-level W.C, wash hand basin, bath with shower over, part tiled walls.

Open Plan Lounge Kitchen 21'4 x 14'1 max (6.50m x 4.29m max)

Window to rear, radiator, wooden floor, exposed wooden beams, T.V and telephone points, a range of wall and base units with complementary work surface, stainless steel sink unit, plumbing for washing machine, integrated appliances.

Conservatory/Dining Room 19'2 x 8'1 (5.84m x 2.46m)

Tiled floor, double glazed conservatory with doors to the rear garden area.

Bedroom 1 15'2 x 8'6 (4.62m x 2.59m)

Double Glazed window to side, radiator.

Bedroom 2 14'7 x 14'2 (4.45m x 4.32m)

Steps down to the large double bedroom, double glazed patio doors to fore, sea views, radiator.

Crog Loft/Bedroom 3 13'9 x 11'6 (4.19m x 3.51m)

Velux window to fore, overlooks lounge area.

Externally

There is a walled garden, with a nice sized lawn and entertainment area to the rear, with glimpses of the sea, the front is a small lawn area with sea views and parking for 1 vehicle.

Tenure

We are advised the property is freehold.

Services

We are advised that mains services are connected, with air source central heating.

Broadband

Fibre Broadband is available to the area as confirmed by www.bt.com/broadband/availability/#!/#result

Additional Information

1. Please note that this property is subject to restrictions - Please contact us for specific details.
2. Please note that the existing bookings can be kept by the new owners if they so wish.
3. Pine Cottage can be purchased "as is" for the right offer.

With Offices covering Pembrokeshire & Ceredigion, why not call us to book a **FREE** market appraisal with experienced & local property professionals.

All Covid-19 regulations will be fully adhered to at all times.

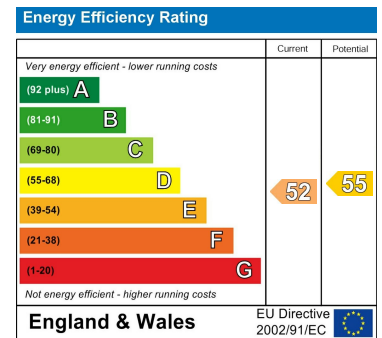


jjmorris.com
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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