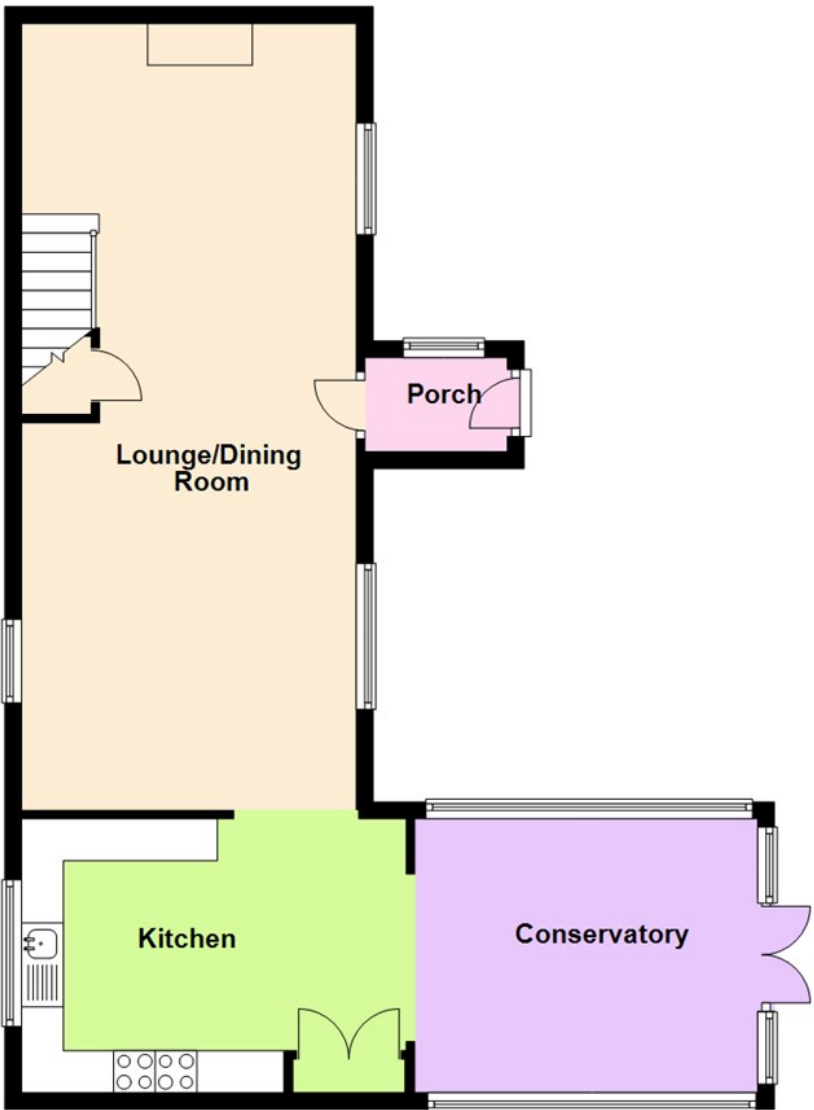
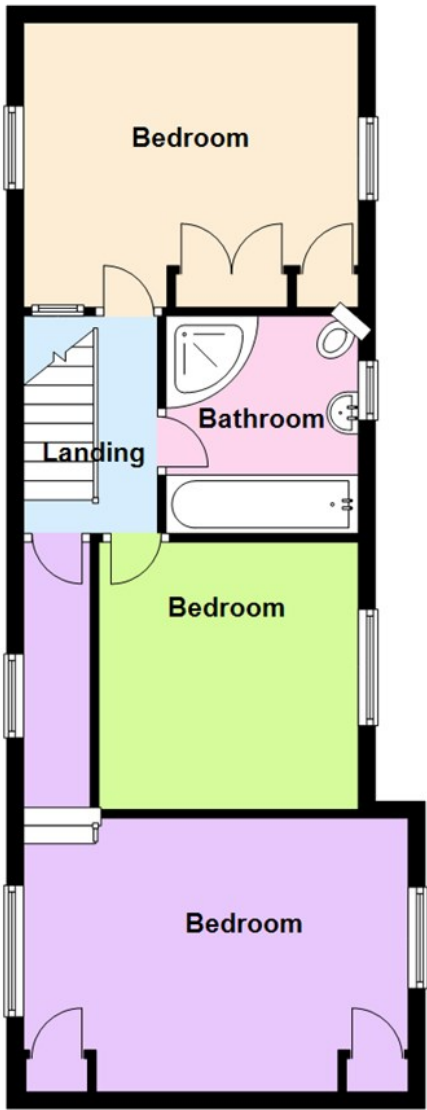


Ground Floor

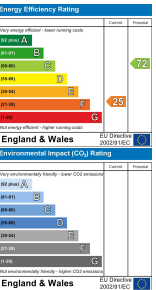


First Floor



Rose Cottage Wallis, Pembrokeshire, SA62 5RB

- NO CHAIN
- Character and Charm
- Three Double Bedrooms
- Rural Countryside Location
- Underfloor Heating and Double Glazing
- Semi Detached Cottage
- Recently Renovated
- Ideal Holiday Home/Let
- Parking for 3/4 Cars and Low Maintenance Garden
- EPC Rating: F



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

Offers In Excess Of £335,000

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626



We Say...

The opportunity to purchase a recently renovated, beautifully presented Traditional Welsh Cottage, boasting a wealth of character and charm throughout. Located in the heart of Pembrokeshire, surrounded by idyllic countryside, this tastefully decorated property would make an ideal holiday home/let or cosy home!



GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band D

HC/EG/09/12/20/TAKEONOK11122020SSG

DIRECTIONS: From the Morrisons roundabout in Haverfordwest take the Prendergast B4329 exit, then fork right towards Cardigan up the Cardigan Road. Continue straight over the roundabout and go straight through Crundale, continuing on the B4329 until you reach Woodstock. Turn left towards Wallis and Ambleston, keeping left at the next junction. Take the next right signposted Wallis. Proceed down this road, until you find the property ahead. The property is the second semi-detached cottage once reaching the hamlet.

LOCATION AERIAL VIEW



HAVERFORDWEST OFFICE



Come On In...

Boasting traditional cottage features throughout with oak beams, sash double glazed windows and slate sills, the accommodation briefly comprises; entrance porch, lounge/dining room with wood-burning stove set in an attractive, exposed brick chimney, walking through to the Wren country kitchen with integrated appliances and range cooker set in chimney breast, with a storage cupboard offering space for washing machine and tumble dryer, and conservatory overlooking the garden. Stairs lead up to three double bedrooms, two of which benefit from built-in wardrobes, and a modern, family bathroom with bath and shower cubicle separate.





Step Outside...

Accessed through decretive iron gates, to the garden, which is low maintenance and largely laid to turf and block paving, bordered with raised flower beds. There is a wall surrounding the garden, offering privacy. There is a block built storage shed to the side of the property. Pedestrian access leads you via a paved pathway to the rear of the property, where there is ample parking for 3/4 cars.

Wallis is approximately nine miles North of the county town of Haverfordwest, and three miles from the village of Spittal, with its new and popular primary school. The nearest railway station is also three miles away at Clarbeston Road. It is ideally situated for access to the popular towns of Haverfordwest, Fishguard and Narberth. Pembrokeshire's beautiful sandy beaches and rocky coves are within easy driving distance.