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COASTY  
Property & Estates



## West Winds Roch, Pembrokeshire SA62 6AH

Offers in the region of £299,950

\*\*\*\*\* Substantial reduction to encourage quick sale \*\*\*\*\* Spacious bungalow with SELF CONTAINED ANNEX. Close to Newgale, Solva and St Davids. A versatile property with ongoing business opportunities or separate accommodation for an independent relative. Spectacular sea views over National Park countryside to the islands of Ramsey, Skomer and Grassholm.

This two bedroom bungalow, with additional 1 bedroom self contained annex, is situated in the picturesque coastal village of Roch and features unspoilt views of St Brides Bay and is a short drive to Newgale, Solva and St Davids.

The Annex, a popular holiday let, also gives the property the potential for a high income rate.

The property enjoys additional planning permission for a new kitchen and conservatory extension. Plus a further two bedroom and bathroom loft conversion. (See proposed floor plan images). A separate garage is also planned if required without detracting from the spacious parking and turning area for several vehicles.



## Exterior



With driveways to either side, a large frontal parking and turning area and landscaped raised garden areas to the front and rear

## Nearby Newgale



The Blue flag beach of Newgale is close by and offers a host of water and beach based activities, plus access to the famed coastal path

## Entrance/Utility room/Workshop

12'x3' (3.66m x 0.91m)



Obscure double glazed door leads into vestibule with radiator, consumer unit and storage area.

Doorway to utility plus kitchen/dining area/lounge entrance door.

Planning permission in place for new conservatory/entrance and new kitchen/dining area.

(See proposed floor plan images).

## Kitchen/Dining area

14' x 13' (4.27m x 3.96m)



Range of wall and base units with worktop over.

Space for fridge/freezer.

Stainless steel sink and drainer, built under electric fan oven with grill.

Ceramic hob with extractor over, integrated Bosch dishwasher.

Ceiling fan and two radiators.

UPVC double glazed windows to front and rear aspect.

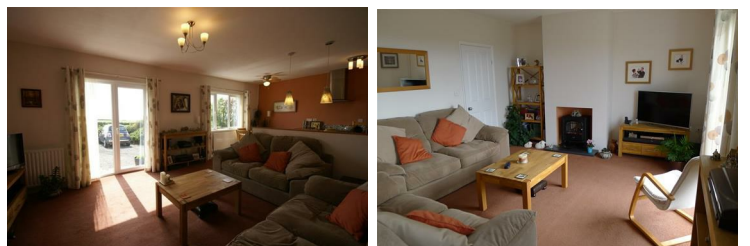
## Dining area



With beautiful panoramic views of St Brides Bay.

## Lounge area

14' x 13' (4.27m x 3.96m)



Dimplex living flame electric stove inset on slate hearth. UPVC double glazed patio door opening onto St Brides Bay aspect.

Double radiator.  
Door to rear hallway.

### Hallway

14'4" (4.37m )



UPVC double glazed door to rear garden.  
Radiator.  
Main consumer unit (the house and annex is rewired).

### Family bathroom

7' x 5'7" (2.13m x 1.70m )



White suite including shower, bath, glass corner shower screen.  
Chrome power shower  
Wash hand basin  
Heated towel rail  
Spotlights  
Window to rear aspect



### Bedroom 1

12'x11' (3.66mx3.35m)



Window overlooking St Brides view  
Radiator

### Bedroom 2

9'x 9' (2.74mx 2.74m)



Window to rear aspect

### Toilet

7' x 3' (2.13m x 0.91m)

W/C, wash basin

Worcester Greenstar LPG condensing boiler, installed October 2010

Plumbing for washing machine

Window to rear aspect

### Annex - Kitchen area

18'x16' (5.49mx4.88m)



Kitchenette, lounge, dining, en-suite bedroom

Lounge/kitchen/dining area

Entrance via glazed UPVC double glazed door in lounge

Patio doors to front aspect sea views

### Annex - dining area



### Lounge - Lounge area



Annex - Kitchenette, lounge, dining area

Entrance via glazed UPVC double glazed door in lounge area

Patio doors to front aspect sea views

## Annex - Bedroom



With window to rear aspect  
Access to en-suite

## Annex - en-suite bathroom

6' x 5' (1.83m x 1.52m)



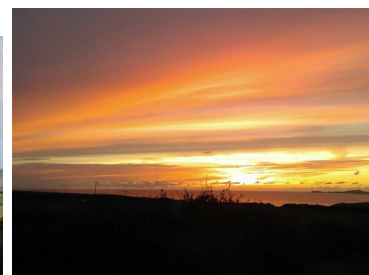
Shower cubicle with Tritan shower/wc and wash basin in white  
Obscure double glazed window to garden aspect

## Garden and exterior



With ample off road parking for several cars, a caravan or boats

## Views



Stunning views overlooking Newgale



