

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.
COUNCIL TAX: Band ' C
HEATING: Oil

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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

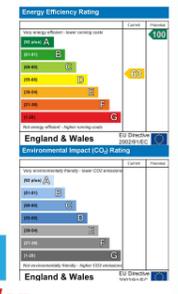


Melrose House Rosemarket, Milford Haven, Pembrokeshire, SA73 1JG

- Set In Just Under Two Acres
- Character Features
- Summerhouse
- Well Presented
- Rural Views
- Three Double Bedrooms
- Woodland
- Off Road Parking
- Income Potential
- EPC D

Offers In Excess Of £500,000

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The Agent that goes the Extra Mile





Melrose House is delightful, beautifully presented family home, set in approximately 1.91 acres, the idyllic location on the outskirts of the quaint village of Rosemarket. The property briefly comprises of an open plan kitchen/dining room with log burner, a double bedroom and bathroom to the ground floor. With a well thought out extension added giving the property a first floor offering a lounge with log burner and doors opening out on to a decking area to enjoy the country views, two bedrooms and shower room.

Externally the property is surrounded in nature, with mature gardens, lawned, patio and decking areas. It also boasts of an outbuilding and private summer house with decking area. Just across the road is your own carpark which leads on to a beautiful woodland, with stream, bridges and a covered deck area, it is the perfect place to loose yourself and enjoy all nature has to give.

Melrose House also offers oil central heating and double glazing.

This property has endless possibilities and should be viewed to appreciate everything it has to offer.

Rosemarket is a peaceful village located in the beautiful Pembrokeshire countryside, yet centrally located between the towns of Milford Haven, Pembroke and Haverfordwest. The property is set in the heart of the village, within a short distance of the golf club, public house 'The Huntsman' and the local church. Designated country walks are located nearby, which lead to both Haverfordwest and the picturesque Neyland Marina.



DIRECTIONS

From our Milford Haven office continue down the hill and turn left on to Hamilton Terrace, continue along the road for approx 2 miles until you reach the Horse and Jockey pub in Steynton. Turn right at the traffic lights and continue along until you reach the roundabout, take the second exit and continue along the road but taking the first left turning to Jordanston. Go through the village and follow the road until you reach Rosemarket where you will find the pub on the corner. Turn right and follow the road through the village, the property can be found on the left. [What3words direction.daydream.cases](http://What3words.direction.daydream.cases)

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