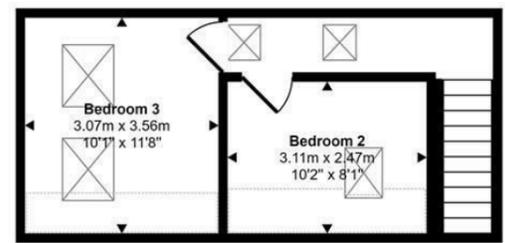


Ground Floor
Approx 69 sq m / 741 sq ft



First Floor
Approx 26 sq m / 279 sq ft

Denotes head height below 1.5m
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: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water
HEATING: Electric Heating
TAX: Band C

We would respectfully ask you to call our office before you view this property internally or externally

MM/AMA/03/24/OKEJL

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

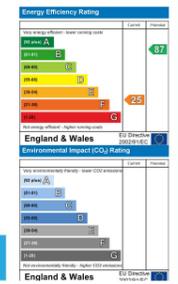


The Cottage The Green, Marloes, Haverfordwest, Pembrokeshire, SA62 3AZ

- No Chain
- Three Bedrooms
- Conservatory
- Double Glazed
- EPC F
- Well Presented
- Solar Panels
- Driveway Parking
- Electric Heating
- Detached Cottage in 0.3 acre plot approx

Price £375,000

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





An exciting opportunity to purchase a well presented detached cottage within a 0.3 acre plot located in the sought after coastal village of Marloes overlooking The Green.

The accommodation comprises of living room, snug, kitchen/dining area, boot room, shower room, conservatory, master bedroom with ensuite shower room. Upstairs two further bedrooms. The property benefits from double glazing and solar panel electric heating.

Gated side entrance leads to a parking area and within the 0.3 acre approx plot there are two stone built outbuildings, various wooden storage sheds, mature trees and shrubs. Countryside views can be enjoyed from the top of the garden.

The village of Marloes is set in the heart of the Pembrokeshire Coast National Park, close to the departure point for Skomer and Skokholm Island Bird Sanctuaries. The beautiful beach of Marloes Sands is approximately 20 minutes walk away and Musslewick Sands is even closer. The village of Dale nearby is perfect for windsurfing, sailing or other water sports, and the coves of West Dale and St Brides Haven are also close. The picturesque old fishing village of Little Haven and the family friendly sandy expanse of Broad Haven are 6 miles away. Diving schools, kite surfing and golf are amongst many other activities available locally. St Davids is a popular Cathedral City situated on the North Pembrokeshire Coastline approximately 24 miles away. The historic market town of Haverfordwest is approximately 11 miles away.



DIRECTIONS

From our Milford Haven office, take the Dale Road and turn right towards Marloes. Upon entering the village, continue until you get to The Green, property will be on the left denoted by our for sale board. What3words blanket.refilled.fend

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