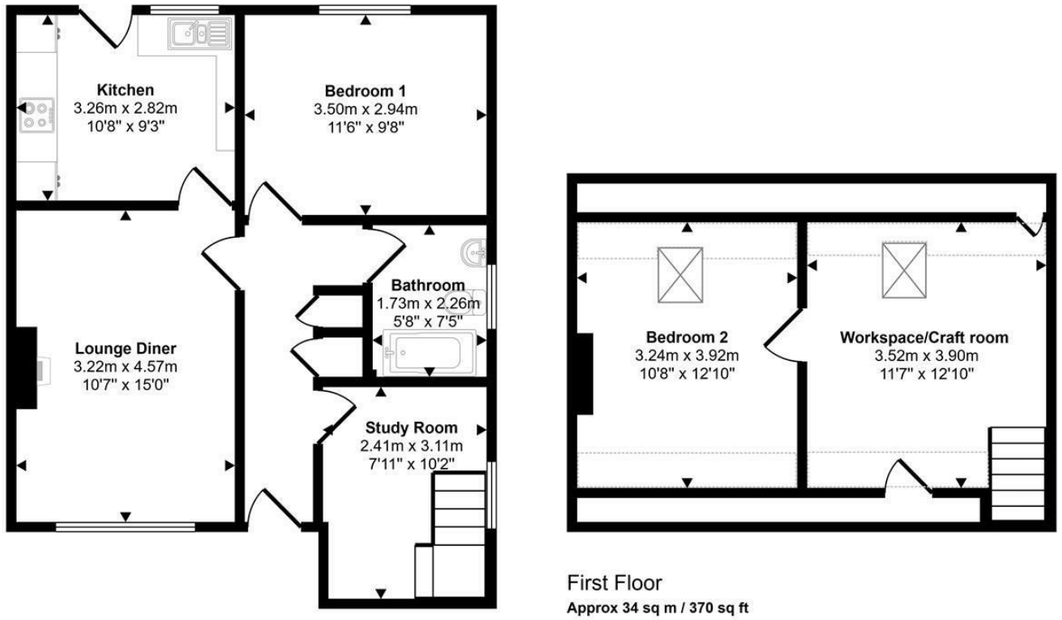
Approx Gross Internal Area
89 sq m / 958 sq ft



Ground Floor
Approx 55 sq m / 588 sq ft

First Floor
Approx 34 sq m / 370 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: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band ' C'

ref: SLS/CPS/27/02/25OKSLS

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

FACEBOOK & TIKTOK

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

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk
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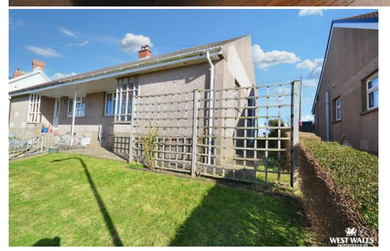
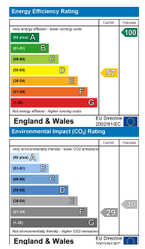


2 Sunnyside Marloes, Haverfordwest, Pembrokeshire, SA62 3BG

- Semi-Detached Bungalow
- Study & Craft Room
- Countryside Views to Rear
- Gardens Front & Rear
- Viewing is Recommended
- 2 Bedrooms
- Coastal Location
- Ideal Home or Bolt Hole
- Private On Road Parking
- EPC Rating D



Price £200,000

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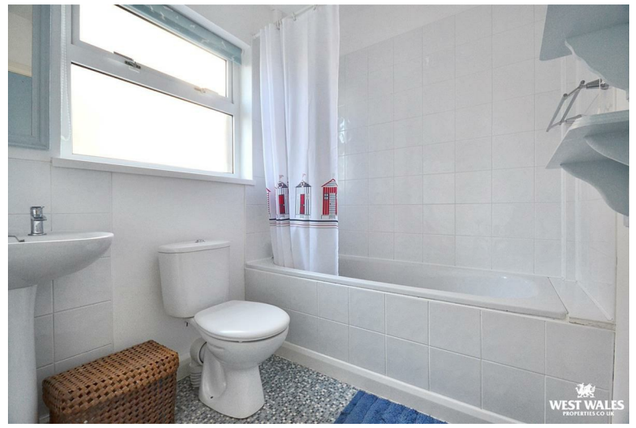
The Agent that goes the Extra Mile



Situated in the charming coastal village of Marloes, this 2-bedroom semi-detached bungalow offers beautiful countryside views to the rear and is within easy reach of the coast. Offering versatile accommodation this property would make an ideal home or bolt-hole. We would highly recommend a viewing to appreciate all this property has to offer.

The accommodation briefly comprises an entrance hall, lounge with dual fuel log burner, kitchen, bedroom one, bathroom, and study on the ground floor. The first floor offers a bedroom leading through to an extra reception room currently used as a workspace/craft room.

Externally to the front, there are steps up to the property and a lawn. To the rear is a garden mainly laid to lawn with a block build shed and fabulous countryside views.

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 Marloes Sands beach is approximately 20 minutes walk away. 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 within easy reach. 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.

DIRECTIONS

From our Milford Haven head north-west on Street Lawrence Hill towards James Street, continue onto Waterloo Road, continue onto Dale Road for 5.7 miles continue onto Dale Marloes. Continue onto B4327 then turn right, turn left. Continue onto Gay Lane, proceed past the church, the property can be found on your right hand side, denoted by our For Sale Board. What3words#evolving.firelight.bolsters

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