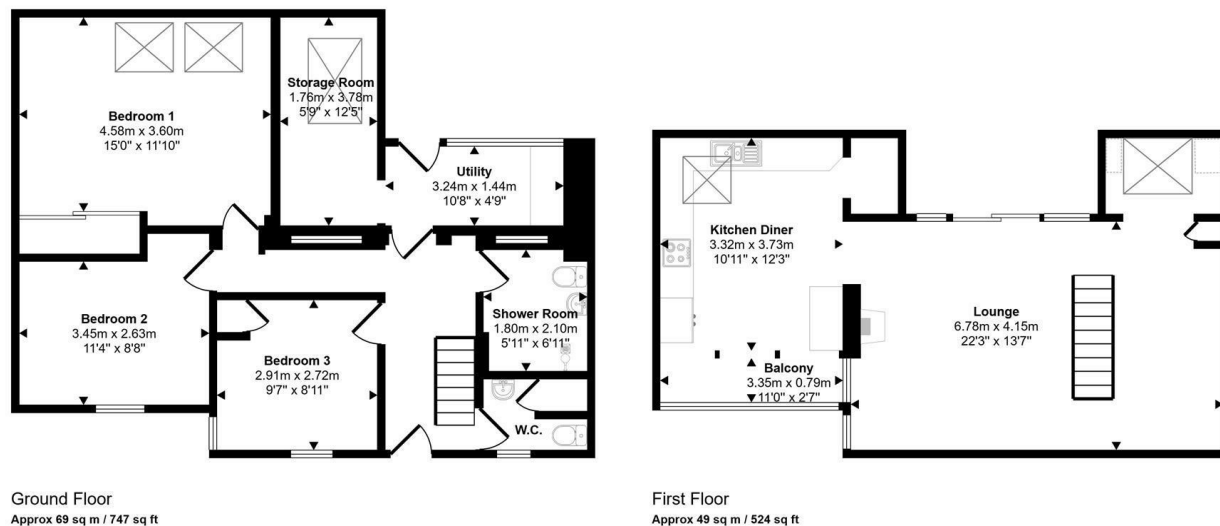


Approx Gross Internal Area  
118 sq m / 1271 sq ft

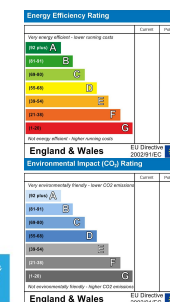


**11 Waterston Road, Llanstadwell, Milford Haven, Pembrokeshire, SA73 1EH**

- Semi Detached Cottage
- Upside Down Design
- Balcony Seating Area
- Driveway To The Rear
- No Onward Chain
- Three Bedrooms
- Views Of The Haven With Viewing Spot
- Patio Garden
- Gas Central Heating
- EPC Rating: TBC

**Offers In Excess Of £220,000**

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



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 Electric, Mains Water, Mains Drainage, Mains Gas  
HEATING: Gas  
TAX: Band C

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

SLS/ESL/02/26/OKSLS

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @WWProps  
<https://www.facebook.com/westwalesproperties/>

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

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**The Agent that goes the Extra Mile**





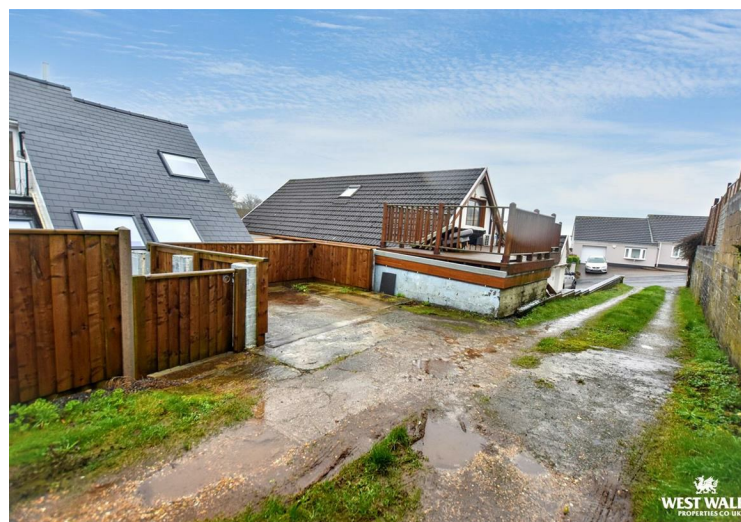
Located within walking distance of the shore at Llanstadwell is this characterful semi-detached cottage. Enjoying an elevated position above a single track road, the property enjoys views of the Milford Haven Waterway from the kitchen and living room.

The property features an upside down design, on the ground floor is an entrance hallway, cloakroom, an accessible shower room, three bedrooms, a utility room and a rear porch. Stairs lead up to the first floor which is configured as an open plan living room with a vaulted ceiling, feature fireplace with a gas fire, and sliding doors leading through to a balcony seating area at the rear which overlooks the garden, with steps leading down to the kitchen/diner which enjoys a viewing spot of the water. The property benefits from double glazing and gas central heating.

Externally, there is a patio garden to the rear enclosed by a low lying boundary fence, with a pedestrian gate leading to a parking area to the rear. To the front is a tiered garden with steps leading to the lane below, ready to be landscaped for ultimate curb appeal!

This is a unique home with buckets of potential, viewing is highly recommended!

The village of Llanstadwell is situated half a mile from the town of Neyland, which has local stores, primary schools, surgery and marina. It is also 5 miles from the port town of Milford Haven, which has local primary and high schools, superstores, restaurants and shopping.



### DIRECTIONS

DIRECTIONS: On leaving Milford Haven office, continue down Fulke Street, turning left onto Hamilton Terrace, take the right turn onto Coombs Drive and continue through Waterston, at the roundabout, take the second turning onto Hazelbeach Road, down the road until you can see the water ahead of you and the property will be found on the right-hand side as you go down the hill. What3words:///zone.grunt.edicts

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.