

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.
TAX: Band N/A due to business purposes - previously band 'C'

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

GGR/ESL/04/22/takeonok.

FACEBOOK & TWITTER
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<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.

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

TELEPHONE: 01646 698585

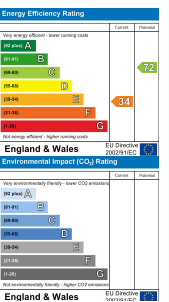


Clifton Cottage, 6 Burgage Green Road, St. Ishmaels, Haverfordwest, Pembrokeshire, SA62 3ST

- Semi-Detached Cottage
- Beautiful Garden To Rear
- Wood-Burning Stove
- UPVC Double Glazing
- Immaculately Presented
- Three Bedrooms
- Village Location
- Established Holiday Let
- LPG Gas Heating
- EPC Rating: F

Offers In Excess Of £240,000

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The Agent that goes the Extra Mile





West Wales Properties are pleased to bring to the market Clifton Cottage, located in the sought after village of St. Ishmaels, on the Dale Peninsula. This semi-detached cottage is currently used as an established holiday let, boasting a good reputation and a repeat clientele. The layout of the property briefly comprises: an open plan Living/Dining Room, Kitchen, Rear Porch, downstairs Bathroom with separate WC, and Three Bedrooms upstairs. Externally the property offers a most attractive garden to the rear which is mostly laid to lawn with gravel seating area, garden shed and pedestrian side access. The property is served by UPVC double glazing and LPG gas central heating. The interior displays a fresh and neutral decoration throughout which has been maintained to a very high standard. Viewing is highly recommended!

The village of St. Ishmaels is located some 11 miles south west of the County Town of Haverfordwest, and some 6 miles west of Milford Haven. St. Ishmaels is a popular village situated within the Pembrokeshire National Park conservation area with the nearest cove being approx. 0.75-mile distance. St. Ishmaels has a Primary School, Sports Club, Garden Centre and the Puffin bus service.



Living/Dining Room

23'2" x 12'4" (max) (7.08m x 3.77m (max))

Bedroom Two

8'5" x 14'2" (2.58m x 4.34m)

Kitchen

6'10" x 13'6" (2.10m x 4.12m)

Bedroom Three/Study/Store Room

4'3" x 9'7" (1.31m x 2.93m)

Rear Porch

4'4" x 4'1" (1.34m x 1.27m)

Bathroom

5'6" x 5'8" (1.70m x 1.73m)

WC

3'2" x 5'0" (0.99m x 1.54m)

Bedroom One

11'6" x 14'2" (3.51m x 4.32m)



DIRECTIONS

DIRECTIONS: From our office in Milford Haven head down the hill turning right onto Hamilton Terrace and continue down the hill then up through Hakin out of the town. Continue on this road passing Herbrandston for approximately 5 miles. Take the 2nd turning for St Ishmaels. Burgage Green Road can be found on the left hand side as you pass through the village. The property will be found on the right-hand side of the road.

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