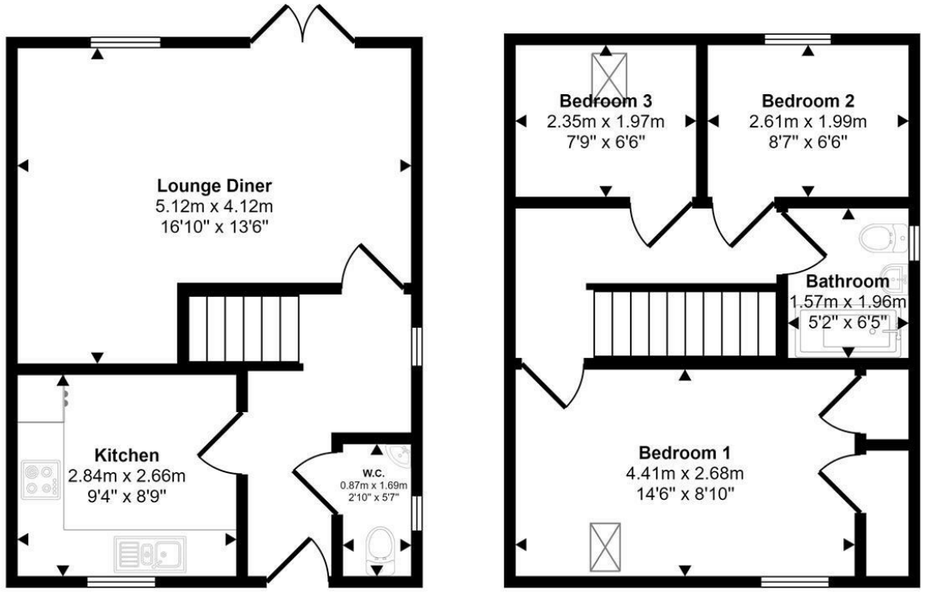
Approx Gross Internal Area
70 sq m / 758 sq ft




Ground Floor
Approx 35 sq m / 378 sq ft




First Floor
Approx 35 sq m / 380 sq ft

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: Oil Central Heating
TAX: Exempt on business rates

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

CPS/AMA/08/24/Draft

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



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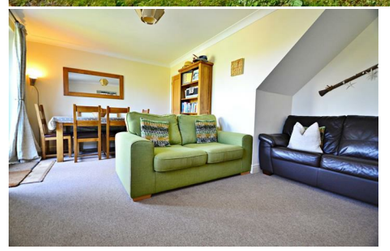
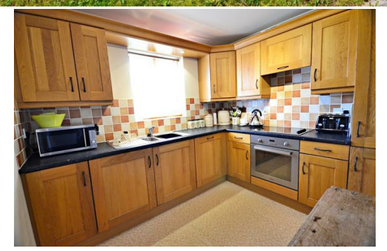
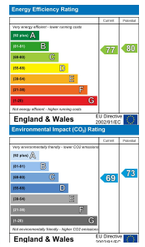
www.westwalesproperties.co.uk





## 11 Green Meadow Close, Marloes, Haverfordwest, Pembrokeshire, SA62 3AF

- Semi Detached House
- Lounge/Diner
- Village Location
- Driveway Parking
- Oil Central Heating
- Three Bedrooms
- Close To The Coast
- Garden
- Double Glazed
- EPC TBC




## Price £250,000

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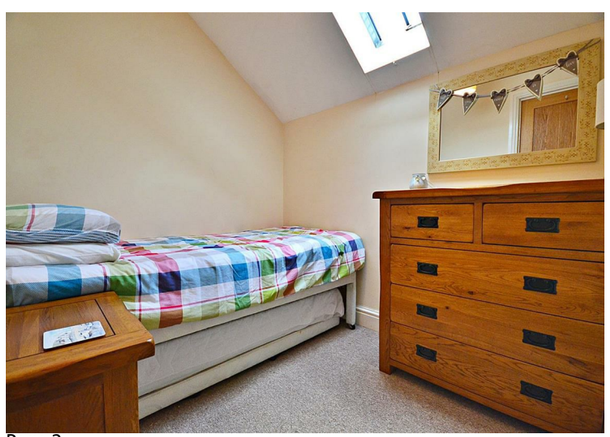
***The Agent that goes the Extra Mile***

A well appointed semi-detached house located on a private road, in the popular coastal village of Marloes. The property offers excellent potential for a either a holiday home or or as a private family home.

The accommodation comprises of hallway, WC, kitchen and lounge/diner. First floor offers three bedrooms and bathroom.

Externally there is a gravel driveway to the front providing off road parking for two cars, with a lawn garden and pathway to the front door. a pedestrian side gate leads to the rear garden, which is laid to lawn with a patio seating area.

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 office in Milford Haven go down on to Hamilton Terrace, turn right, at the roundabout take the first exit and follow the B4327 for approx 7miles and take the right hand turning signposted for Marloes. Follow the road into the village and take the first right on to Glebe Lane. Follow the road round, taking the turning on the left for Green Meadow Close, follow the road to the end of the cul de sac and the property will be found on the right hand side. What3words afterglow.insolvent.waxer

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