

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: Band D

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

SSG/AMA/03/24/Draft

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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**

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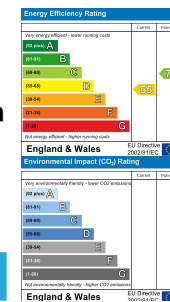


## 17 Grove Road, St. Ishmaels, Milford Haven, Pembrokeshire, SA62 3TG

- Detached Dormer Cottage
- Gated Parking Area
- Enclosed Rear Garden
- Double Glazing/ Full Fibre Connection.
- Log Burner
- Three /Four Bedrooms
- Village Location
- Oil Central Heating
- Walking Distance To Coast Path and Beach
- EPC Rating: D

**Price £325,000**

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**The Agent that goes the Extra Mile**







This well-presented detached cottage is situated in the rural village of St Ishmaels about 6 miles approximately west of Milford Haven, a town boasting Milford Marina, a variety of shops, supermarkets, and cafes. The attractive villages of Dale and Marloes are also close by.

The accommodation comprises an entrance porch, hallway, living room, kitchen, two bedrooms, one currently used as a dining room and a shower room. Upstairs are two further bedrooms (both with en-suite WC and vanity unit) and a light and airy landing currently used as an office area.

Externally to one side of the cottage is a good-sized gated parking area with additional off-road parking available on the graveled area to the front. To the other side of the cottage is a wooden side gate giving access to the rear garden which is mainly laid to lawn with a seating and patio area, a brick built shed and wood store.

St Ishmaels is a popular village located some 11 miles southwest of the county town of Haverfordwest is situated within the Pembrokeshire National Park. The village has a Primary School, Sports Club, Pub and Garden Centre. The coast path is approximately a 10-minute walk away and Monk Haven Cove and the sands of Linsday Bay are within walking distance.



### DIRECTIONS

DIRECTIONS: From our Milford Haven office, continue down Fulke Street and turn right onto Hamilton Terrace. At the roundabout, take the first exit and follow the road for 5.4 miles, then take the 2nd left turn into St Ishmaels village. Follow the road into the village, then you will come to a crossroads, turn left, take the first right once you pass the The Brook Inn, and the property will be the first house on the left. What3Words mushroom.risen.aliens

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