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Energy Efficiency Rating		Current	Desired
Very energy efficient - lower running costs			
100 kWh/m ²	A		75
80 kWh/m ²	B		
60 kWh/m ²	C		
45 kWh/m ²	D		
30 kWh/m ²	E		
15 kWh/m ²	F		
0 kWh/m ²	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Energy Efficiency Rating		Current	Desired
Very energy efficient - lower CO ₂ emissions			
100 kWh/m ²	A		
80 kWh/m ²	B		
60 kWh/m ²	C		
45 kWh/m ²	D		
30 kWh/m ²	E		
15 kWh/m ²	F		
0 kWh/m ²	G		
Not energy efficient - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



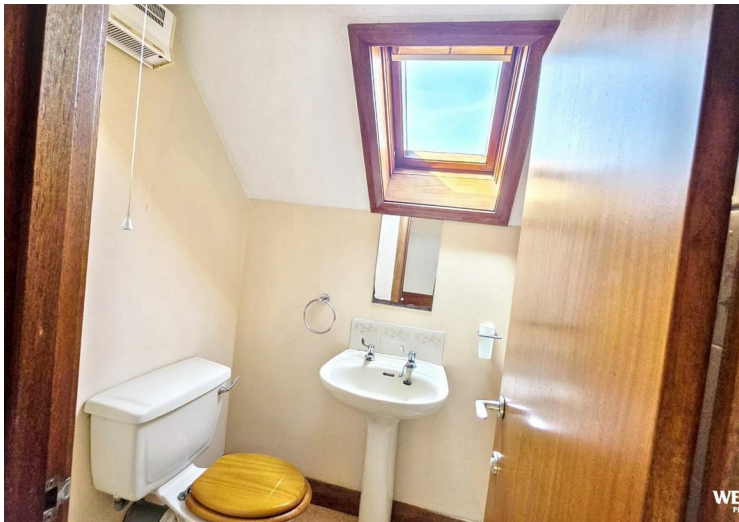
A fantastic opportunity to purchase a detached house bursting with character, located in the coastal village of Marloes. The property requires some modernisation, giving bundles of potential for a buyer who is looking to put their own stamp on their future home!

The layout of the property briefly comprises of an open plan living room with a feature brick fireplace and wood-burning stove, a galley kitchen with fitted base and eye-level units, a dining room, a double bedroom and a family bathroom with a separate shower unit on the ground floor. On the first floor there are two further bedrooms, one with an adjoining room which would suit well as a nursery/dressing room/hobby room, but could also serve as a fourth bedroom if desired. The bedrooms on the first floor boasts fitted wardrobes. The property is served by oil fired central heating and hardwood glazing, while privately owned solar panels give the benefit of reduced energy bills.

Externally, a driveway to the front provides off road parking, and there is a lawned garden to the front giving immediate curb appeal. There are wraparound gardens to the sides and rear, which are laid to lawn with a stone outbuilding with a covered patio seating area, a greenhouse and kitchen garden area with vegetable plots.

This property is in a picturesque setting in the heart of the village, next to the chapel and overlooking the village green. With the further appeal of no onward chain, this property is not to be missed!

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 sandy expanse of Broad Haven are 6 miles away



DIRECTIONS

From the West Wales Properties office in Milford Haven, head west along Charles Street and join the A4076. Continue on the A4076 for approximately 5 miles, following signs for Dale and Marloes. At the roundabout near St Ishmaels, take the second exit onto the B4327, signposted Marloes. Follow this scenic country road for around 4 miles, passing through the Pembrokeshire countryside. As you enter the village of Marloes, continue straight through where Red Rails can be found on the right hand side. What3Words: ///stadium.nourished.command

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