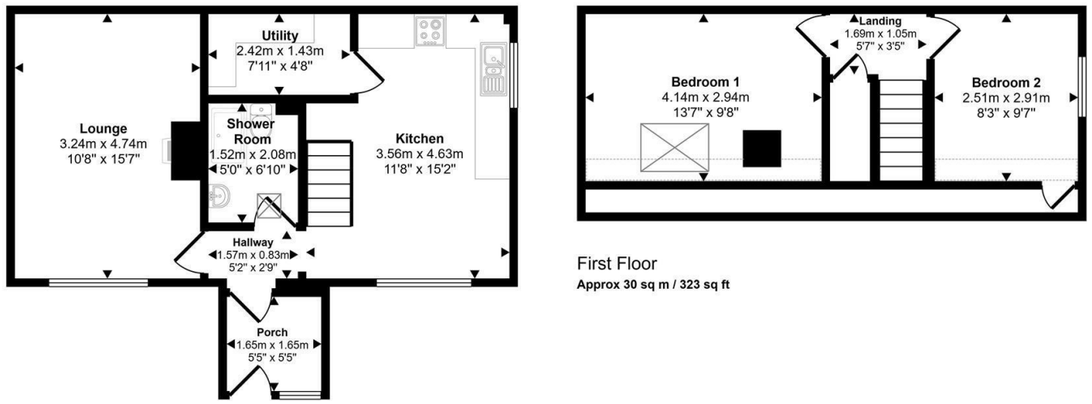
Approx Gross Internal Area
74 sq m / 794 sq ft



Ground Floor
Approx 44 sq m / 471 sq ft

First Floor
Approx 30 sq m / 323 sq ft

Denotes head height below 1.5m

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 Electric, Mains Water, Mains Drainage.

HEATING: Oil
TAX: Band B

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

JETH/ESL/02/26/OK EJL

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,

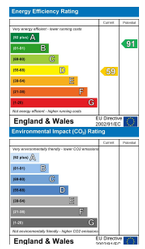
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk
TELEPHONE: 01646 698585

01646 698585
www.westwalesproperties.co.uk

15 Burgage Green Close, St. Ishmaels, Haverfordwest, SA62 3SU

- Semi-Detached Dormer Bungalow
- No Onward Chain
- Open Plan Kitchen/Diner With Pantry
- Oil Fired Central Heating
- Cul-De-Sac Location
- Two Bedrooms
- Fantastic Countryside Views
- Village Location
- Low Maintenance Garden
- EPC Rating: D



Offers Around £140,000

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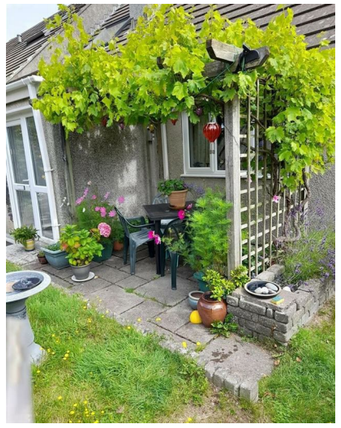
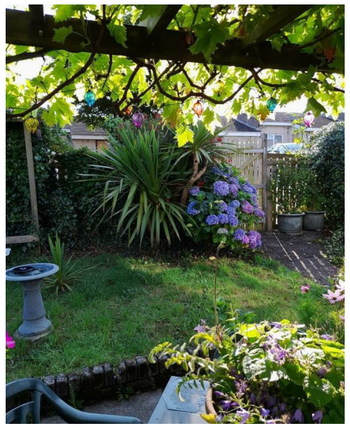
The Agent that goes the Extra Mile





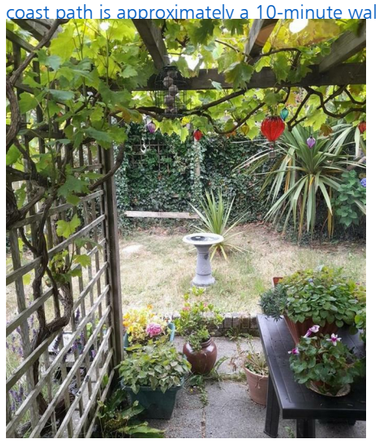
Welcome to 15 Burgage Green Close! This semi-detached dormer bungalow is located in the sought after village of St Ishmaels, situated on the Dale peninsula and conveniently located for the coast, Haverfordwest and Milford Haven. The property is situated in an elevated cul-de-sac position giving the benefits of minimal passing traffic, ample parking on the roadside and fantastic views across the village and to the countryside beyond. The property is offered for sale with the huge appeal of having no onward chain, making it a perfect first time buy, or a home to enjoy retirement!

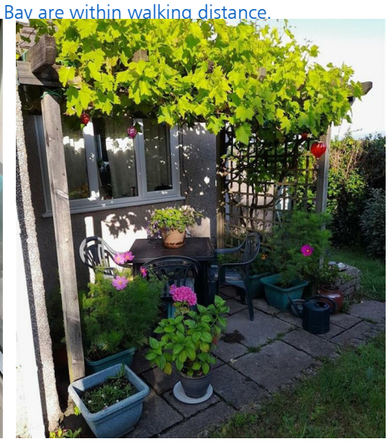
The layout briefly comprises of an entrance porch, an inner hallway leading to a living room, a downstairs shower room and an open plan kitchen/diner supported by a fantastic pantry! Stairs to the first floor lead to the master bedroom and a second bedroom, boasting a lovely outlook! The property is served by double glazing and oil fired central heating, with a fibre broadband connection too!

Externally, there is a boundary fence with gated pedestrian access leading to the garden, which is laid to lawn with pretty bedding areas. A patio seating area offers the perfect spot to sit out, sheltered by a wooden pergola entwined with an established grapevine. Parking is available on street, with ample space available for residents.

Please note that this property is an ex-local authority property with a local restrictive covenant in place. Viewing is highly recommended!

St Ishmaels is a popular village located some 11 miles southwest of the county town of
Haverfordwest and 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 Lindsway Bay are within walking distance.





DIRECTIONS

From our Milford office continue down Fulke Street and turn right, take the first left at the roundabout and continue to follow the road for 5.4 miles until you come to the second left turning for St Ishmaels. Head through the village, shortly after the green, take the turning for Burgage Green on your right, head to the top of the close and the property will be on your right hand side. What3words:ooze.fuel.slings

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