

This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

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 E

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

SSG/AMR/10/21/OK19102021SSG

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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.

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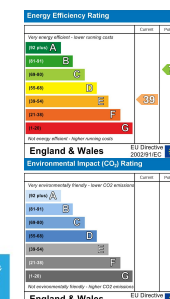


Anchor Cottage, Marloes, Pembrokeshire, SA62 3AZ

- DETACHED FAMILY HOME
- 2 RECEPTION ROOMS
- COASTAL VILLAGE LOCATION
- GARAGE & DRIVEWAY PARKING
- VERSATILE ACCOMMODATION
- 4/5 BEDROOMS
- NO CHAIN
- 0.22 ACRE PLOT
- OIL CENTRAL HEATING
- EPC RATING E

Offers In Excess Of £400,000

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The Agent that goes the Extra Mile





*** NO ONWARD CHAIN ***

This attractive house, located in the desirable coastal village of Marloes, with four bedrooms and a study, would make the ideal family or holiday home. The property has been owned by the same family since it was built in 1978 and is located beside the iconic Marloes Clock Tower.

Benefitting from oil central heating, the accommodation briefly comprises: Porch, hallway, study, lounge, dining room, kitchen, utility room, and WC on the ground floor. Stairs lead up to the first floor with a family bathroom and four bedrooms. One of which is considered the 'master' bedroom due to the sizable proportions. The property could lend itself to being a five-bedroom property, by making the study into a ground-floor bedroom.

Externally, the property is accessed via the driveway with parking for two vehicles. From the drive, there is access to the garage via the 'up and over' door at the front. The garden sweeps around the house and is laid to lawn with several mature shrubs and trees. The lawn continues around to the rear and overall, the property offers a wealth of potential inside and out, with the possibility of renovating within and extending out, due to the ample size of the plot.

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.



ENTRANCE PORCH

7'2 x 3'6 (2.18m x 1.07m)

STUDY

9'11 x 13'10 (3.02m x 4.22m)

BEDROOM 4

16'10 x 13'10 (5.13m x 4.22m)

HALLWAY

12' x 10'6 (3.66m x 3.20m)

WC

BATHROOM

6'8 x 8'8 (2.03m x 2.64m)

LOUNGE

13'10 x 16'10 max (4.22m x 5.13m max)

LANDING

BEDROOM 1

13'9 x 8'11 (4.19m x 2.72m)

DINING ROOM

13'9 x 10'10 (4.19m x 3.30m)

BEDROOM 2

6'8 x 8'8 (2.03m x 2.64m)

KITCHEN

11'11 x 10'6 (3.63m x 3.20m)

BEDROOM 3

10'11 max x 10'5 max (3.33m max x 3.18m max)

UTILITY

12' x 3'10 (3.66m x 1.17m)



DIRECTIONS

From our Milford Haven office, take the Dale Road and turning right towards Marloes. Upon entering the village, continue until you reach the Clock Tower where you will find the property situated alongside, to the right.

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