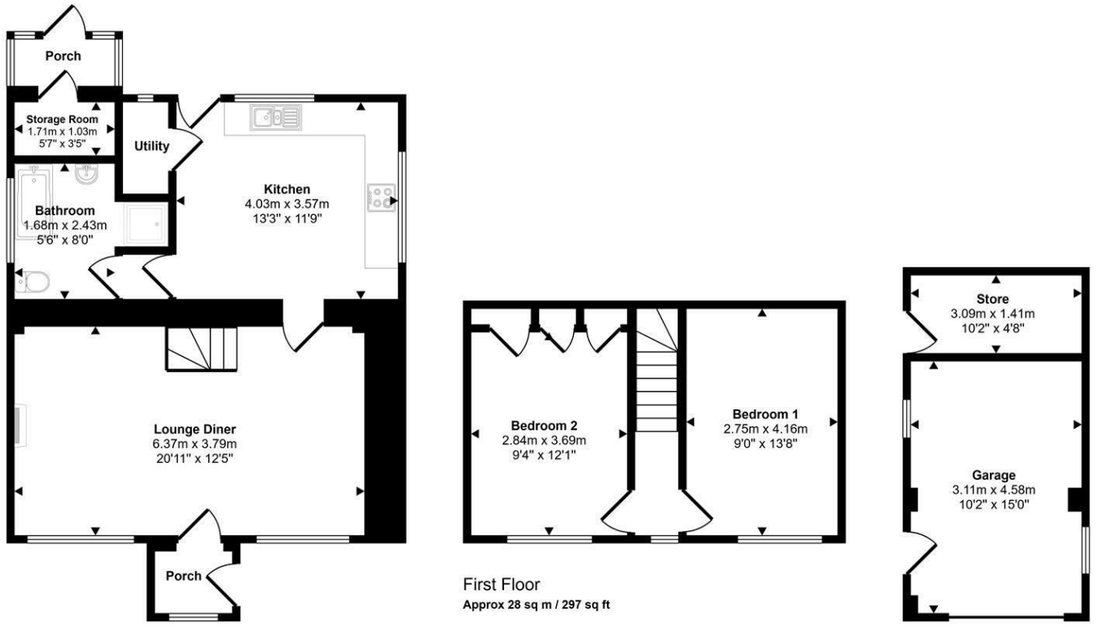
Approx Gross Internal Area
105 sq m / 1135 sq ft




Ground Floor
**Approx 59 sq m / 633 sq ft**




First Floor
**Approx 28 sq m / 297 sq ft**




Garage / Store
**Approx 19 sq m / 205 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: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band ' D'

ref: SLS/CPS/11/04/25OKSLS

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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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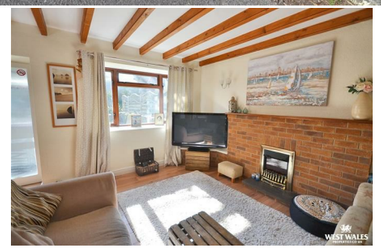
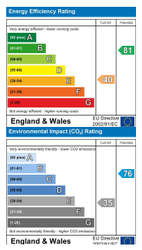


## Rose Cottage Burton, Milford Haven, Pembrokeshire, SA73 1NU

- Semi-Detached Cottage
- Traditional Charm
- Open Plan Living & DIning Room
- A Short Walk to the Estuary
- Coastal Village Location
- Two Bedrooms
- Gardens to the Front & Rear
- Off Road Parking & Garage
- Amenities Within Easy Reach
- EPC Rating E




## Offers In The Region Of £280,000

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

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The Property Ombudsman

Welcome to Rose Cottage….A charming two bedroom semi-detached cottage nestled in the heart of the picturesque estuary village of Burton. Steeped in history, parts of this delightful property date back to the early 1900s, offering a blend of traditional character and modern comforts. Retaining some of its original features, Rose Cottage exudes warmth and character, making it the perfect place to call home. With a location that's hard to beat, this property is just a stone's throw from the scenic estuary, ideal for those who enjoy nature, leisurely walks, and a tight-knit community. Don't miss out on the opportunity to view this charming home, we would highly recommend.

The accommodation briefly comprises; Entrance porch, open plan living & dining room, kitchen, and bathroom, utility and store room to the ground floor. With two bedrooms to the first floor.

Externally gates open to off road parking and access to the detached garage. The garden to the fore is mainly laid to lawn with a stone boundary. To the rear there is an attached useful store, an original stone Pigsty, steps up to an enclosed lawned garden,

Nestled in the heart of the picturesque Pembrokeshire countryside, Burton offers a serene and idyllic setting that perfectly blends natural beauty with a tranquil village atmosphere. Located along the stunning Cleddau Estuary, this charming village is renowned for its breath-taking views, rich history, and peaceful surroundings, making it an ideal location for those seeking a harmonious lifestyle in one of Wales' most sought-after regions.

Situated just a short drive from the County town of Haverfordwest and the beautiful Pembrokeshire coast, Burton offers easy access to a wealth of local amenities, including shops, schools, and transport links. For those who enjoy exploring the coast, the nearby beaches and scenic villages provide endless opportunities for relaxation and adventure.

## DIRECTIONS

From our Milford Haven Branch, continue down Fulke Street, then left onto Hamilton Terrace. Follow until you reach the set of traffic lights at the Horse and Jockey Pub and turn right onto the Neyland Road. At the roundabout, take the second exit to continue on the A477. At the roundabout, take the third exit to stay on the A477. Just before the Cleddau Bridge, take a left onto Trinity Terrace. Continue on for approximately 1 mile, then take a slight right onto Church Road. The property will be the second property on your left.
What3words#half.speak.widen

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