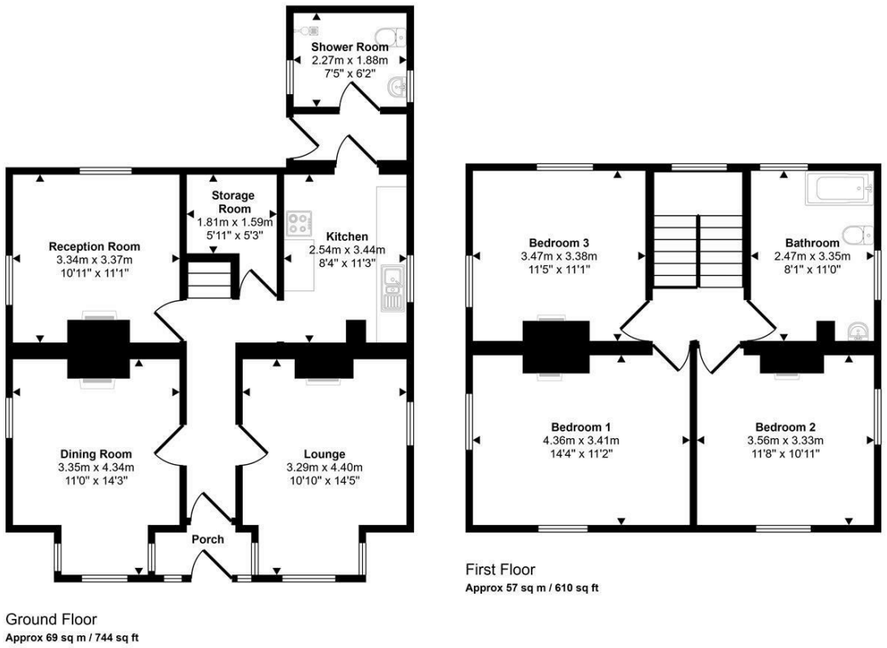
Approx Gross Internal Area
126 sq m / 1354 sq ft



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: 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, LPG Gas
HEATING: Gas
TAX: Band D
We would respectfully ask you to call our office before you view this property internally or externally

HC/ESL/05/26/OK

FACEBOOK & TWITTER
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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

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk
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www.westwalesproperties.co.uk



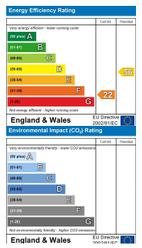






64 Angle Village, Angle, Pembroke, Pembrokeshire, SA71 5AT

- Detached House
- Three Bedrooms
- Shower Room And Bathroom
- No Onward Chain
- LPG Gas Tank
- Full Of Period Charm
- Three Reception Rooms
- Garden To Rear Leading Directly To The Shore
- Garage And Driveway
- EPC Rating: F



Offers In Excess Of £325,000

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The Agent that goes the Extra Mile





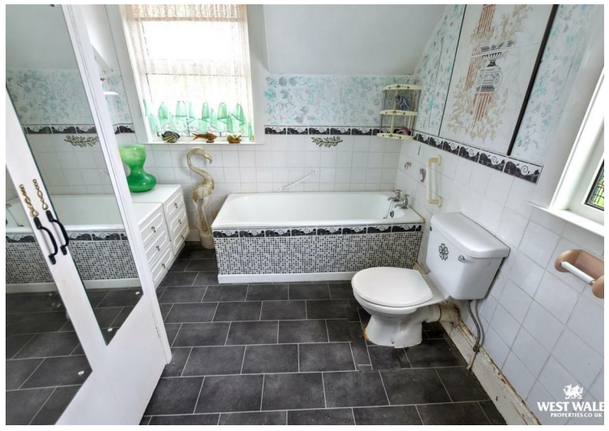
















Set in the sought-after coastal village of Angle, this traditional stone-built detached residence offers an exciting opportunity to acquire a character-filled home with exceptional potential. Brimming with period charm, the property retains many original features while offering scope for modernisation to create a bespoke family home.

The accommodation is arranged over two floors and begins with an entrance porch leading into a welcoming hallway with useful understairs storage. There are three reception rooms, including one featuring a disconnected Stanley Range, providing flexible living and entertaining space. The ground floor also comprises a kitchen, rear porch, and a convenient downstairs shower room.

To the first floor are three well-proportioned double bedrooms, all enjoying pleasant outlooks, along with a family bathroom. Many rooms benefit from attractive views across the village and, to the rear, sweeping estuary vistas.

The property is enhanced by double glazing and gas LPG central heating, offering a solid base for refurbishment while retaining its traditional character.

Externally, the rear garden is a particular highlight, extending directly towards the shoreline and offering potential for boat mooring (subject to any necessary consents). The garden is mainly laid to lawn with established fruit trees and includes a patio seating area, a static caravan, and a detached garage providing excellent storage or workshop space. A side driveway offers ample off-road parking.

Offered with no onward chain, this is a rare opportunity to acquire a coastal property with space, character, and outstanding potential in a highly desirable location.

Angle village is set in a valley on the southern shore of the Milford Haven Estuary, at the south western tip of Pembrokeshire. Angle Parish is bounded on three sides by coastline which varies from high rugged cliffs to the beautiful beach at West Angle Bay and the tidal flats of East Angle.







DIRECTIONS

From our Pembroke Office head along Main Street and at the round about take the 3rd exit dropping down the hill on the A1439. Follow this road for under a mile and turn Left onto Bridge End Terrace (B4320). Follow this road for just over 8 miles where you need to turn right signposted for Angle Village / Bay. Follow this Road to the T Junction and turn left. The property will be found on your right-hand side as you enter the village. What3Words:///lunged.crucially.crashing

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