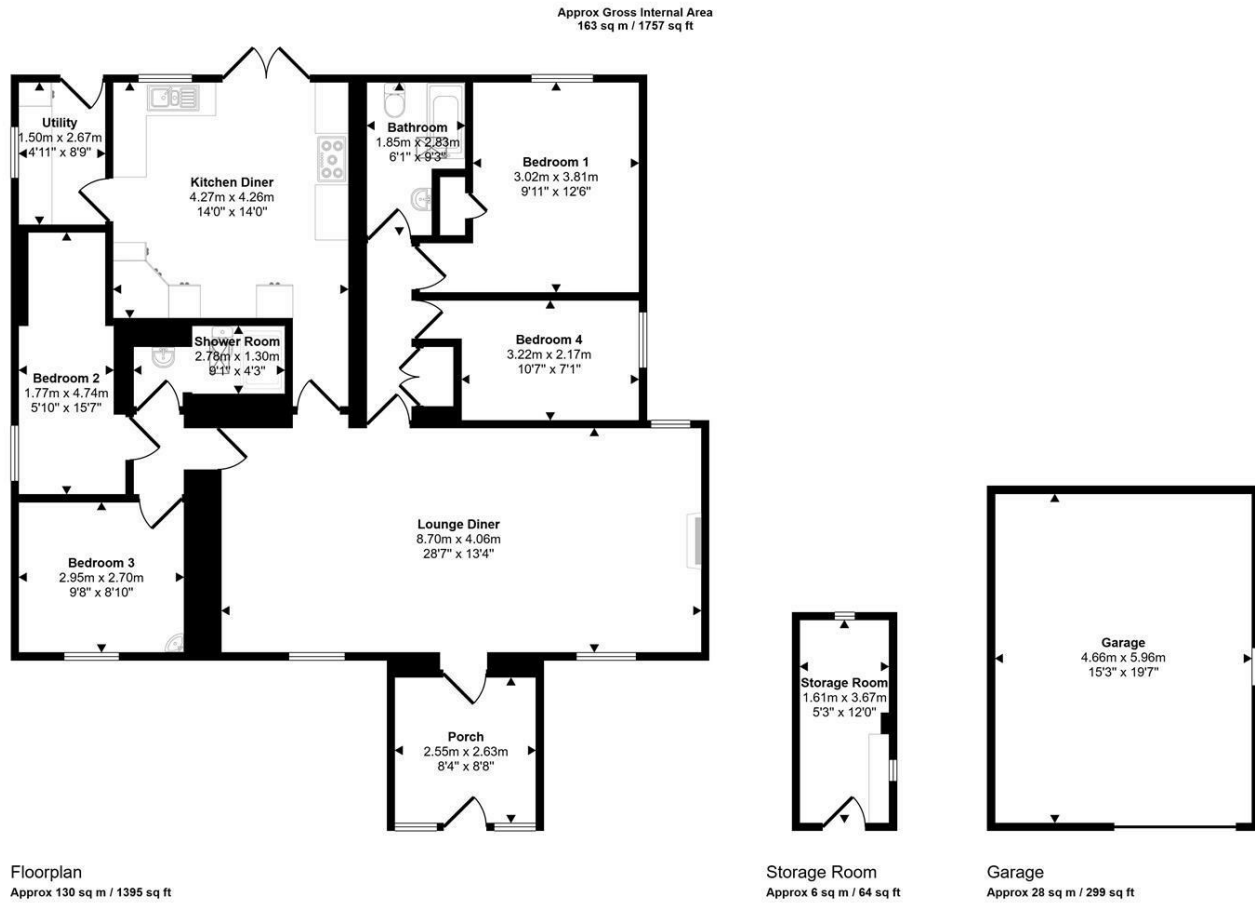


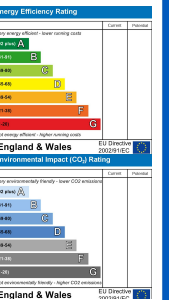


Wakewell Merrion, Pembroke, Pembrokeshire, SA71 5EA

- Detached Cottage
- Very Well Presented
- Ample Off Road Parking
- Sought After Coastal Location
- Bathroom And Shower Room
- Four Bedrooms
- Set In Approximately 0.27 Acre Gardens
- Oil Central Heating
- Static Caravan And Detached Garage
- EPC Rating: TBC

Offers In Excess Of £430,000

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



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The Agent that goes the Extra Mile





Wakewell is a delightful detached cottage occupying a peaceful position on a no-through road, nestled alongside the picturesque Merriion Chapel. Set within approximately 0.27 acres of beautifully maintained gardens, this charming family home offers spacious and versatile accommodation, ample parking and the added benefit of a three-bedroom static caravan, presenting excellent potential for multi-generational living or an additional income stream.

The accommodation is well presented throughout and briefly comprises an inviting entrance hall leading into an open-plan lounge/dining room. The modern fitted kitchen offers ample storage and workspace, with room for appliances, French doors opening onto the rear garden, and the added convenience of a useful utility room. There are four bedrooms, including two doubles and two singles, together with a family bathroom and a separate shower room. The property further benefits from double glazing and oil-fired central heating.

Externally, the generous grounds have been lovingly maintained, with expansive lawned gardens creating an attractive setting for families and keen gardeners alike. Three separate driveways provide extensive off-road parking, with ample space for several vehicles, a motorhome, trailer or boat, while the detached garage offers excellent storage or workshop potential. The three-bedroom static caravan is well presented and offers fantastic flexibility, whether as guest accommodation, independent living for extended family or as a holiday let, subject to any necessary consents.

Offering a wonderful combination of countryside tranquillity, flexible living space and exciting future potential, Wakewell is a property that must be viewed to be fully appreciated.

The rural hamlet of Merriion located within an area of spectacular coastal scenery, and the Green Bridge of Wales, Stack Rocks, St Govan's Chapel and Bosherton Lily Ponds are popular sites for visitors to the area.



DIRECTIONS

From the Pembroke Office head out of town up St Daniels Hill and take the turning left signposted towards Stackpole/Bosherton. Follow this road for about 5 miles and enter the village of Merriion. Before you pass the army base, you will see a turning left signposted towards Thorne Chapel. Turn here and follow the road up, where you will see Wakewell on your left hand side. What/Three/Words:///allow.waking.hourglass

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