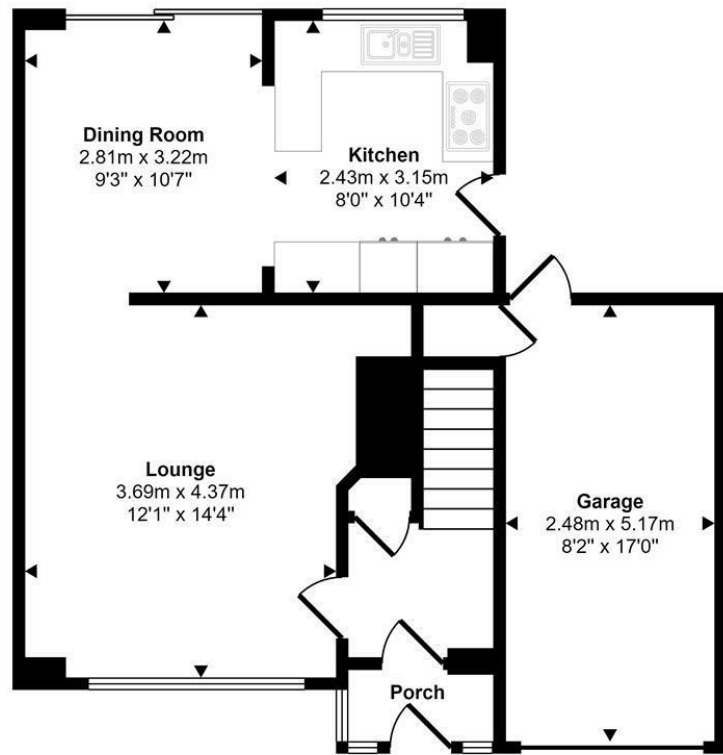
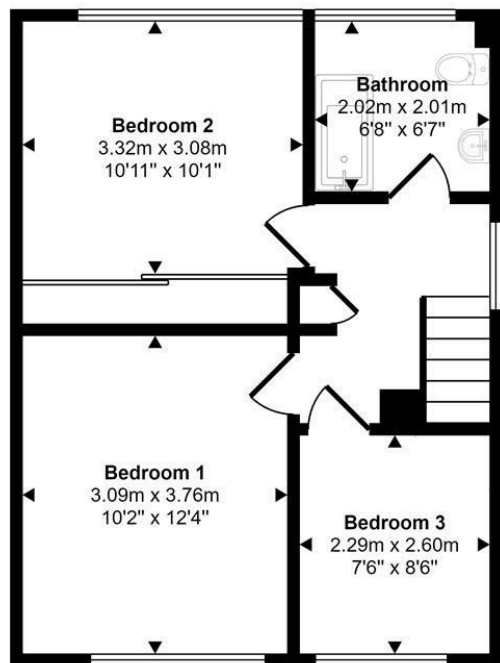


Approx Gross Internal Area
97 sq m / 1042 sq ft



Ground Floor
Approx 55 sq m / 594 sq ft



First Floor
Approx 42 sq m / 448 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: HC / LLT / 01 / 23/takeonok

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.

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

TELEPHONE: 01646 680006

01646 680006
www.westwalesproperties.co.uk

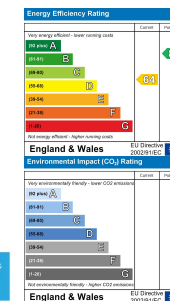


38 Westhaven Estate, Cosheston, Pembroke Dock, Pembrokeshire, SA72 4UL

- Semi Detached House
- Living Room with Log Burner
- Enclosed Rear Garden
- Driveway Parking
- Village Location
- Open Plan Kitchen/Diner
- Three Bedrooms
- Beautifully Presented
- Garage
- EPC Rating D

Price £220,000

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



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EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

The Agent that goes the Extra Mile



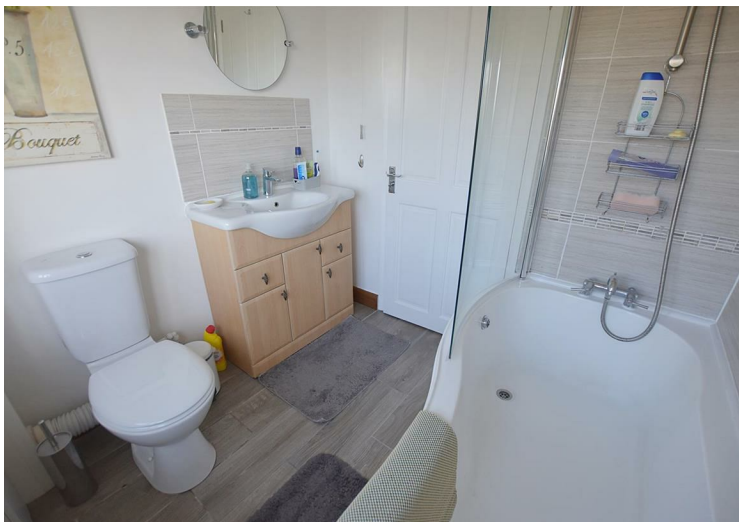


This beautifully presented semi detached house is situated in the popular village of Cosheston, just a short drive outside of Pembroke Dock providing a range of supermarkets and cafes. The property has been decorated with a neutral decor throughout and comprises; entrance porch and hallway, living room with a feature log burner, open plan kitchen/diner fitted with a range of modern units and integrated appliances with a breakfast bar in front of the sliding doors looking out to the rear garden. The first floor boasts two double bedrooms, one with fitted wardrobes, one single bedroom and a family bathroom with a modern fitted suite. This wonderful home would make a great family home due it's size, location and style.

Externally, to the front of the property there is a lawned area alongside the driveway with an electric charging point to the side of the attached garage. The garage can be accessed via the driveway or the rear garden providing ample storage. To the rear, the enclosed garden is first laid with a raised decking area providing a great seating area which can also be accessed via the dining area, with steps leading down to the lawned garden with a border along the rear fence with a vegetable plot. Viewing is highly recommended to appreciate this wonderful home.



Cosheston is an attractive and sought after village, centrally located between surrounding towns of Tenby, Narberth, Pembroke and Haverfordwest, offering all everyday amenities including secondary schools, hospitals/surgeries, supermarkets and public transport links. The village itself is serviced by a highly popular public house and restaurant, reputable primary school, two churches, community playing field. Just a short drive away are the stunning seaside resorts of Tenby and Saundersfoot, with many nearby family attractions.



DIRECTIONS

From our Pembroke Office follow the road up Bush Hill towards Pembroke Dock until you reach a crossroads at the top of Ferry Lane. Turn right onto Buttermilk Lane and follow the road round to the left until you reach the crossroads meeting the A477, Go straight over the road entering the village of Cosheston. At the crossroads turn left and then shortly afterwards take the right turn into West Haven and continue up the hill. The property is on the left hand side.

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