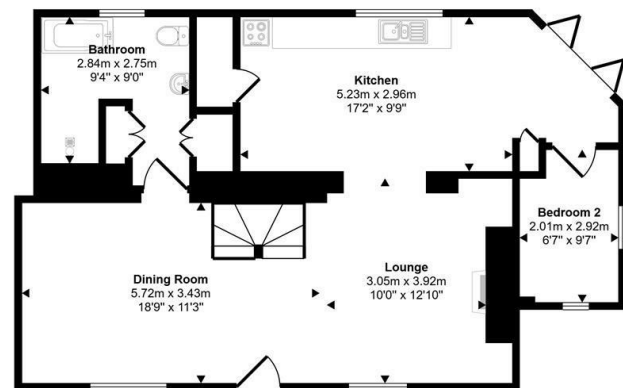
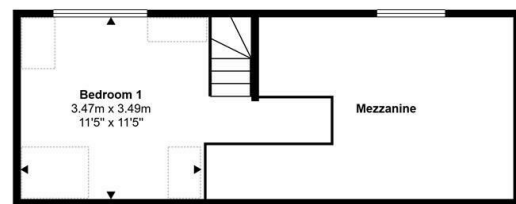


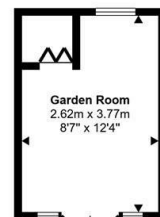
Approx Gross Internal Area  
100 sq m / 1076 sq ft



Ground Floor  
Approx 75 sq m / 803 sq ft



First Floor  
Approx 16 sq m / 167 sq ft



Garden Room  
Approx 10 sq m / 106 sq ft

Denotes head height below 1.5m

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 'C'

HEATING: Air source heat pump

ref: HC / LLE / APR / 26/OK

FACEBOOK & TWITTER

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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.

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](mailto:pembroke@westwalesproperties.co.uk)

TELEPHONE: 01646 680006

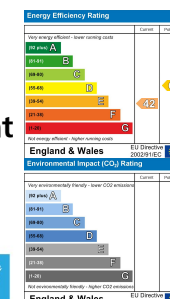


## Chapel Cottage Merrion, Pembroke, Pembrokeshire, SA71 5EA

- Semi-Detached Cottage
- Character Features
- Well Maintained Mature Gardens
- Hamlet Location
- Driveway Parking
- Grade II Listed
- Mezzanine Floor
- Self Contained Garden Pod
- Air Source Heat Pump, EV Charging Point
- EPC Rating: E

Offers In Excess Of £260,000

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



Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS  
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**The Agent that goes the Extra Mile**





Chapel Cottage is a beautifully presented Grade II listed cottage located on a single-track lane in the stunning hamlet of Merrion. The property offers an abundance of character and charm boasting many unusual features including exposed beams and stonework, a mezzanine floor and original tile floors creating a warm and inviting atmosphere throughout.

The ground floor is centred around a stunning open plan living and dining area, enhanced by vaulted ceilings and a mezzanine level above, creating a wonderful sense of space and light. The living area features a beautiful fireplace with a log-burning stove. Engineered oak flooring runs seamlessly throughout this space and bespoke joiner-made double-glazed sash windows further add to its style and charm.

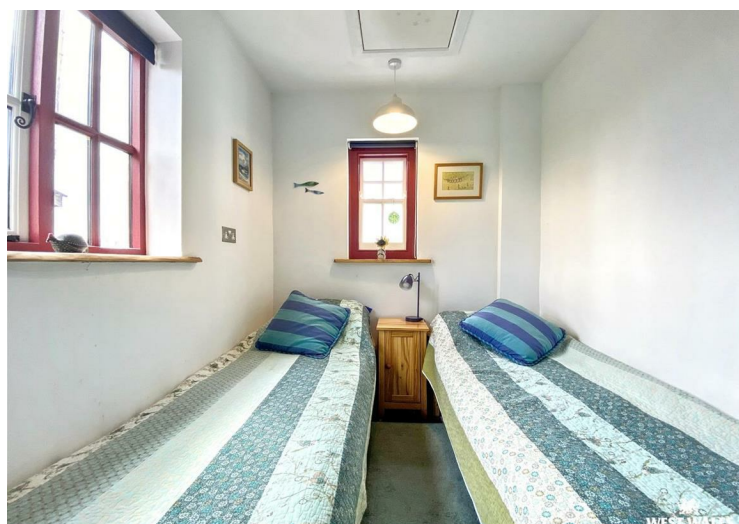
Also on the ground floor is a well-appointed family bathroom, complete with both a bathtub and a walk-in shower. The country-style kitchen is full of character, featuring a traditional Belfast sink, useful pantry storage, and a corner bench complete with colour matched cushions, perfect for relaxed dining or morning coffee. A second bedroom with fitted wardrobe is conveniently accessed from the kitchen, offering flexible accommodation.

Upstairs, the mezzanine level provides a unique and airy bedroom space, overlooking the main living area below and completing this delightful and characterful home.

Externally, the property enjoys mature gardens, offering a wonderful outdoor space to relax and unwind. The garden features a vegetable patch, a fire pit, and a variety of seating areas, ideal for entertaining or enjoying the surroundings. It also benefits from a separate gated entrance off the lane. A particular highlight is the self-contained garden pod, which provides additional accommodation with a double bed, living/kitchen area, and a shower room.

Further benefits include ample driveway parking, along with a storage shed and log store. The property also benefits from the efficiency of an air source heat pump, under floor heating and an EV charging point.

The rural hamlet of Merrion 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 Merrion. 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 Chapel Cottage on your left hand side.

What/Three/Words:///allow.waking.hourglass  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.