

**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

**HEATING:** Oil

**TAX:** Band D

We would respectfully ask you to call our office before you view this property internally or externally

HC/ESL/08/25/OK

**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.

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



## Hedgerows, 2 Lane Head Cosheston, Pembroke Dock, Pembrokeshire, SA72

**ATT**

- Semi Detached House
- Two Reception Rooms
- Garden With Garden Room
- Dining Room With Glass Lantern And Bi-Fold Doors
- Off Road Parking
- Beautifully Presented
- Three Bedrooms (Master En-Suite)
- Multi-Fuel Burner In Lounge
- Oil Central Heating
- EPC Rating: D

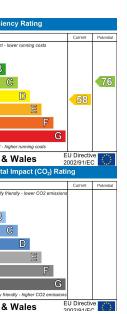
**Price £325,000**

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**The Agent that goes the Extra Mile**





An immaculately presented semi-detached house located on a no through road in the sought after area of Cosheston, approximately 3 miles out of both Pembroke and Pembroke Dock town. This comfortable family home seamlessly blends cottage charm with contemporary style and is a must see for anyone looking for a village retreat!

The layout of the property briefly comprises of an entrance porch/utility area, an open plan layout combines the kitchen, lounge with feature multi-fuel stove for the cosy winter nights, and a dining room with a glass lantern and bi-folding doors to the rear. There is a bathroom with a roll top bath and walk in shower, and a further reception room/fourth bedroom on the ground floor. On the first floor there are three bedrooms, the master benefitting from an en-suite shower room. The property is served by oil fired central heating and double glazing.

Externally, bi-fold doors lead from the dining room onto an elevated patio seating area, with steps leading down to a beautifully tended garden, which boasts a fantastic garden room where you can enjoy your morning coffee and the summer evenings. At the rear of the garden is a vegetable patch and mature greenery softens the boundaries. To the front of the property, a gated driveway provides off road parking for 2-3 cars and houses storage facilities.

A beautiful and unique family home, viewing is highly recommended!

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 and a farm shop offering varied stock in nearby Upper Nash.



## DIRECTIONS

From our office in Pembroke proceed towards Pembroke Dock and down Ferry Lane turning right onto the A477 at the T-Junction. Proceed for approximately 3 miles turning left at the crossroads signposted towards Cosheston. Upon entering the village go over the bridge and continue up the hill. When you come across a junction on your left, there is a small lane on the right hand side. Turn here and take the next immediate right into the property. What3Words://deserved.estimated.powder

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