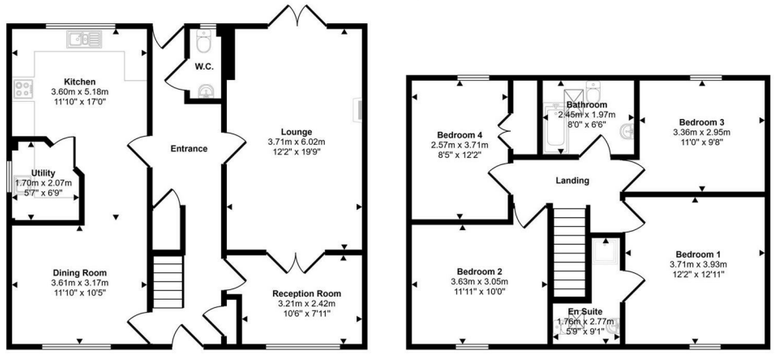
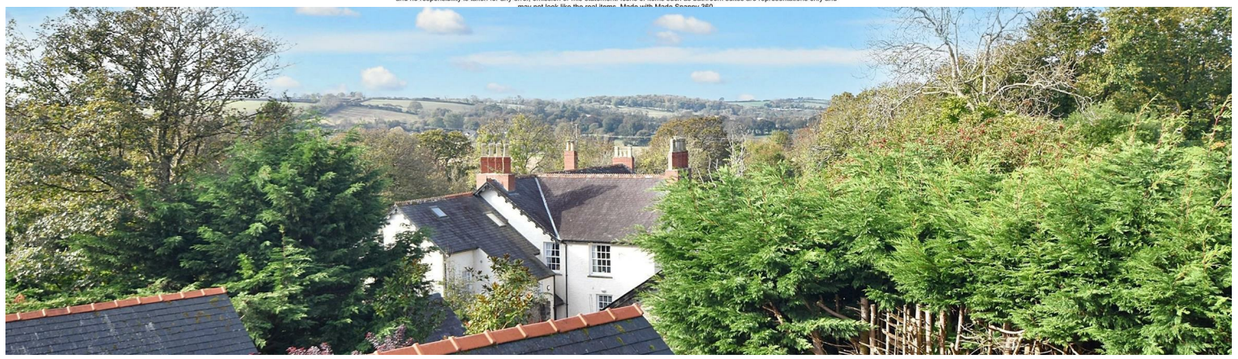
Approx Gross Internal Area
146 sq m / 1571 sq ft



Ground Floor
Approx 80 sq m / 863 sq ft

First Floor
Approx 66 sq m / 708 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 with pump.
HEATING: Oil
TAX: Band F

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

HC/ESL/10/25/DRAFT

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Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

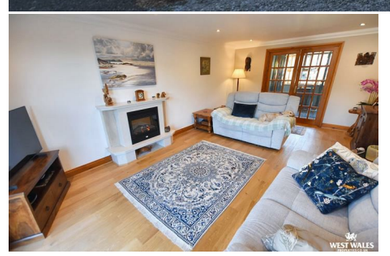
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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
TELEPHONE: 01646 680006

01646 680006
www.westwalesproperties.co.uk



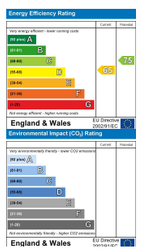






Magnolia Cottage West Lane, Cosheston, Pembroke Dock, Pembrokeshire, SA72 4UJ

- Detached House
- En-Suite Shower Room
- Garden To Rear
- Two/Three Reception Rooms
- Sought After Village Location
- Four Double Bedrooms
- Driveway And Detached Garage
- Views To The Rear
- Beautifully Presented
- EPC Rating: D



Offers In Excess Of £415,000

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The Agent that goes the Extra Mile





















Located down a no through road in the sought after village of Cosheston, it this delightful detached house, Magnolia Cottage. The property is beautifully presented and is well equipped to serve as a comfortable family home!

The layout of the property briefly comprises of an entrance hall with storage and cloakroom, living room with double doors leading through to a sitting room/study, an open plan kitchen and dining room, the kitchen is fitted with a range of wooden units with downlights and space for appliances, and a door to the utility room. On the first floor is a landing space leading through to four double bedrooms (the master boasts an en-suite shower room) and a family bathroom. The property benefits from double glazing and oil fired central heating, and a Westerly outlook can be enjoyed from the rear bedroom windows allowing for pretty sunsets!

Externally, there is a low level boundary wall to the front enclosing a lawned front garden, with pedestrian access leading around the side of the property to the rear. The rear garden boasts an elevated decked seating area with a storage area beneath. Steps lead down to the beautifully maintained lawned garden, decorated with pretty bedding areas giving a splash of colour. A driveway to the side provides off road parking for 2 cars, with access to the detached garage which is served by a power supply.

A beautiful 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, a reputable primary school, two churches, and a community playing field. Just a short drive away are the beautiful seaside resorts of Tenby and Saundersfoot, with many nearby attractions.







DIRECTIONS

Directions: From our office in Pembroke proceed back towards Pembroke Dock and down Ferry Lane turning right onto the A477. Proceed for approximately 3 miles turning left signposted Cosheston. Upon entering the village go over the bridge and left at the junction. Take the second left onto West Lane and the property will be found on the right hand side. What3Words:///blueberry.prominent.oven

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