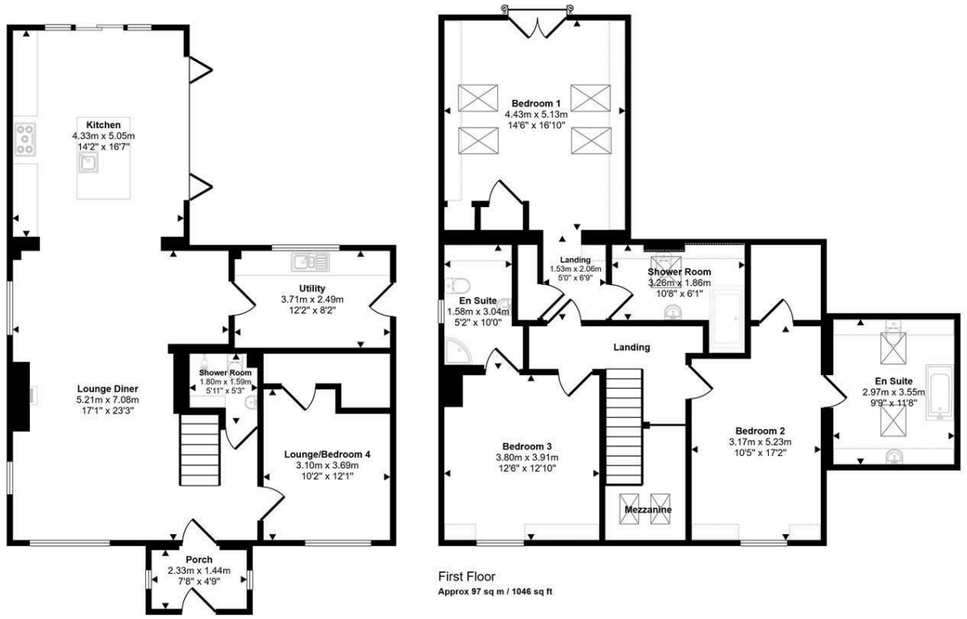
Approx Gross Internal Area
191 sq m / 2060 sq ft



First Floor
Approx 97 sq m / 1046 sq ft

Ground Floor
Approx 94 sq m / 1014 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: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Private Drainage, Mains Electric, Mains Water
HEATING: Oil Central Heating
TAX: Band F

IRK/MSH/09/26/DRAFT

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,

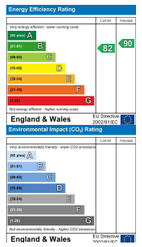
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk

Ivy Bush Cottage New Moat, Clarbeston Road, Pembrokeshire, SA63 4RQ

- Detached Property
- Open Plan Living Space
- En Suites in Each Bedroom
- Garden And Patio Seating Areas
- Rural Situation
- Ample Off-Street Parking with Garage
- 3/4 Double Bedrooms
- Countryside Views
- Oil Central Heating With Underfloor Heating
- EPC Rating: B

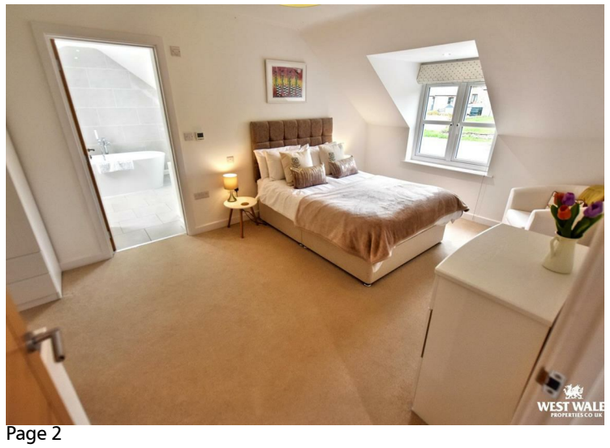


£500,000

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

The Agent that goes the Extra Mile

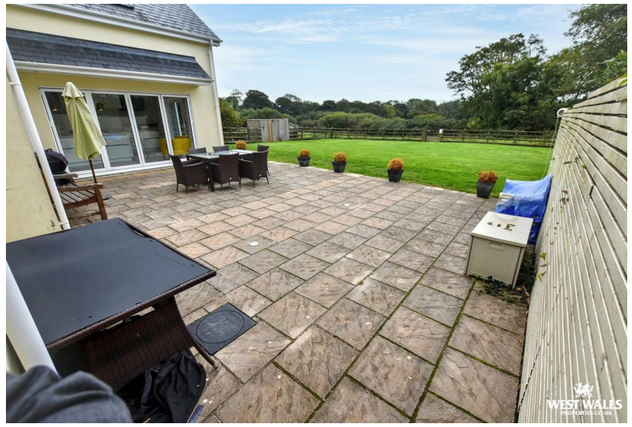


Welcome to Ivy Bush Cottage, located in the village of New Moat, approximately 10 miles northeast of Haverfordwest. This charming detached property is arranged over two levels and is beautifully presented throughout, blending characterful features with modern conveniences. The layout of the property briefly comprises an entrance hall, open-plan living/dining/kitchen area with a modern fitted kitchen, a separate sitting room/fourth bedroom and utility (offering access to the attached garage), a downstairs wet room, three double bedrooms (all boasting en-suite bathrooms). The master bedrooms features French doors leading to a Juliette balcony overlooking the rear garden. The property benefits from oil central heating, underfloor heating to the ground floor, and a fresh neutral decoration throughout.

Externally, the property is accessed via a private driveway, offering ample space for several vehicles. A path progresses around the side of the property to a lawned garden to the rear. At the rear is also a pleasant patio seating area which can be accessed by either a set of French doors or bi-fold doors, leading from the kitchen.

With the further appeal of no onward chain, this lovely property is a must see!!

Located near the village of New Moat, a convenient drive from both Haverfordwest and Narberth, where doctors, dentists and supermarkets can be found. The village benefits from 2 bus stops, providing links to nearby towns, and is in the catchment area for the primary school of Maenclochog. The Preseli Hills and beautiful Llys y Fran Reservoir country park are within easy reach for wonderful country walks. Beaches to the West and North are accessible within a 30-minute drive.



DIRECTIONS

From the Haverfordwest office, proceed out of town in the direction of Cardigan on the B4329. On reaching the village of Crundale, take the right-hand turn and follow along until you reach Clarbeston Road. Proceed out of the village and then take the 2nd left turn, and then the 2nd right-hand turn on the lanes; continue along past Llys Y Fran and take the first left. Continue straight until you reach the village of New Moat. Turn right at the signpost for Maenclochog. Continue for approximately 100 yards, and Ivy Bush Cottage will be on your right-hand side. What3Words: ///lends.towels.tabs

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