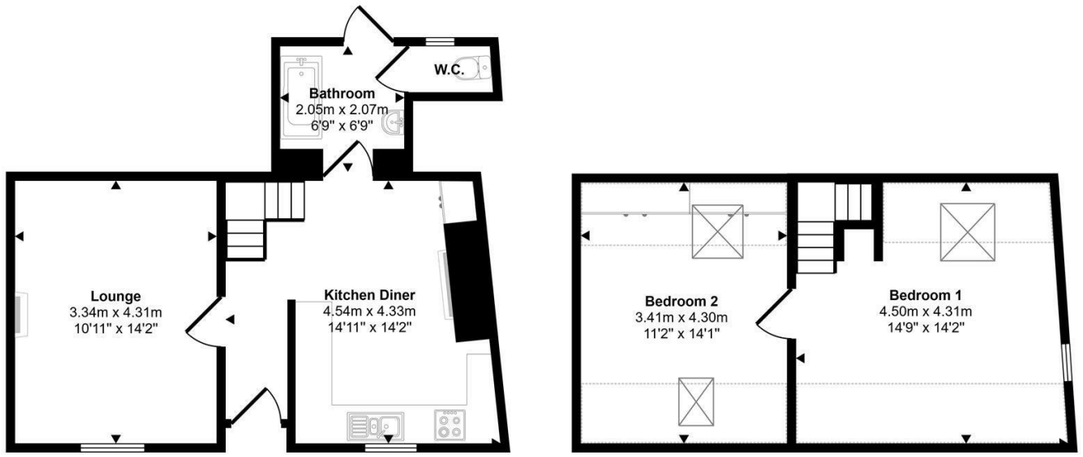
Approx Gross Internal Area
73 sq m / 784 sq ft



Ground Floor
Approx 39 sq m / 418 sq ft

First Floor
Approx 34 sq m / 366 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 Mains Electric, Mains Water, Mains Drainage
HEATING: LPG Gas
TAX: Band C

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

IRK/ESL/11/25/OK EJL

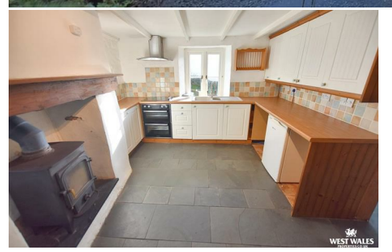
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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

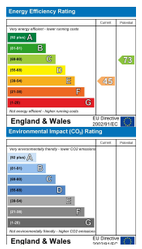
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



Nolton Cottage Nolton Haven, Haverfordwest, Pembrokeshire, SA62 3NW

- No Onward Chain
- One / Two Bedrooms
- Sought After Hamlet
- LPG Gas Heating
- Parking Space for One Car
- Mid Terrace Cottage
- Character Features
- Courtyard Garden To Rear
- Downstairs WC And Shower Room
- EPC Rating: E



£175,000

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

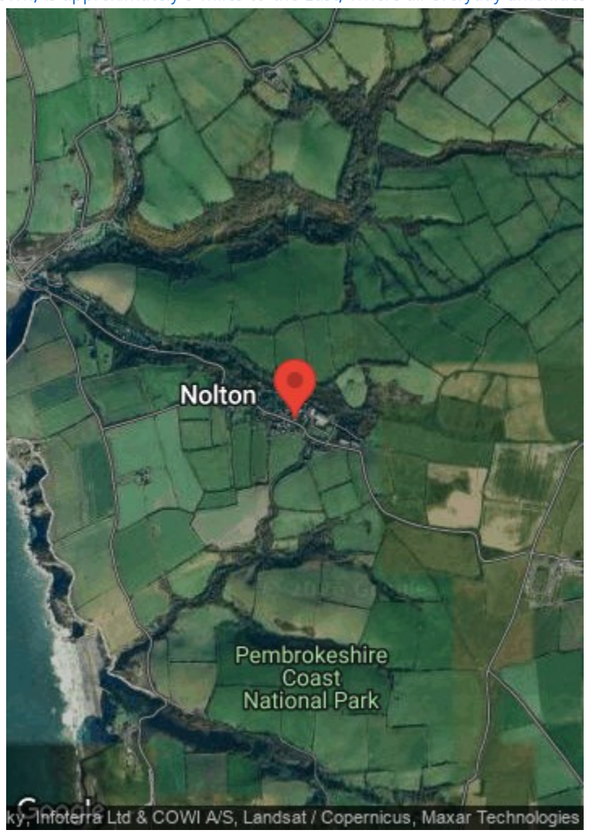
Welcome to Nolton Cottage, a quaint mid terrace cottage located in the heart of the picturesque coastal hamlet of Nolton, convenient to both the town, coast and countryside. This lovely property is being sold with the added benefit of no onward chain, making it a fantastic investment!

The layout of the property briefly comprises of an entrance hall opening into the kitchen/diner, a separate living room, a downstairs bathroom with adjoining WC and access to the rear. On the first floor is a double bedroom with fitted wardrobe, Bedroom two is accessed via bedroom one, which would lend well to a further bedroom or dressing room. The property retains much of its original charm, including exposed beams, exposed stonework and chimneys offering woodburning stoves in both the living room and kitchen/diner. The property is served by LPG gas heating and hardwood windows.

Externally, the property has a courtyard seating area to the rear, which is accessible through the bathroom. There is a parking space to the side of the cottage.

This is a fantastic bolt hole, holiday let investment or a step on the property ladder for a first time buyer, in an area that rarely comes available. A must see!

Nolton is ideal for families looking for a superb coastal area, with a located a short distance from the sheltered sandy beach right on the famous Pembrokeshire Coastal Path (voted the world's second best coastal destination by National Geographic magazine in 2010). There is a farm shop nearby and an award-winning restaurant and pub located on the cliff edge at Druidstone, a short walk along the Pembrokeshire coastal path. The Druidstone offers spectacular views across the sea and gives you another chance to toast the sunset. Haverfordwest - Pembrokeshire's county town, is approximately 5 miles to the East, where all everyday amenities are available.



DIRECTIONS

From our Haverfordwest office continue onto High Street taking a slight right by Natwest Bank onto Dark Street, continue onto Mariners Square turn right onto Barn Street/A487. At the roundabout take the 1st exit onto City Road, slight right onto St.Davids Road. At the roundabout take the 1st exit onto St Davids Road/A487 continue on A487 until Simpson Cross after a sort distance take a left turn signposted Nolton/Hilton Gardens. Enter the hamlet and follow the road past the beach, proceeding up the hill, where Meadow Lane will be found on the left hand side. The property is on the left hand side at the end of the lane. What3Words: ///hiker.next.custard

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