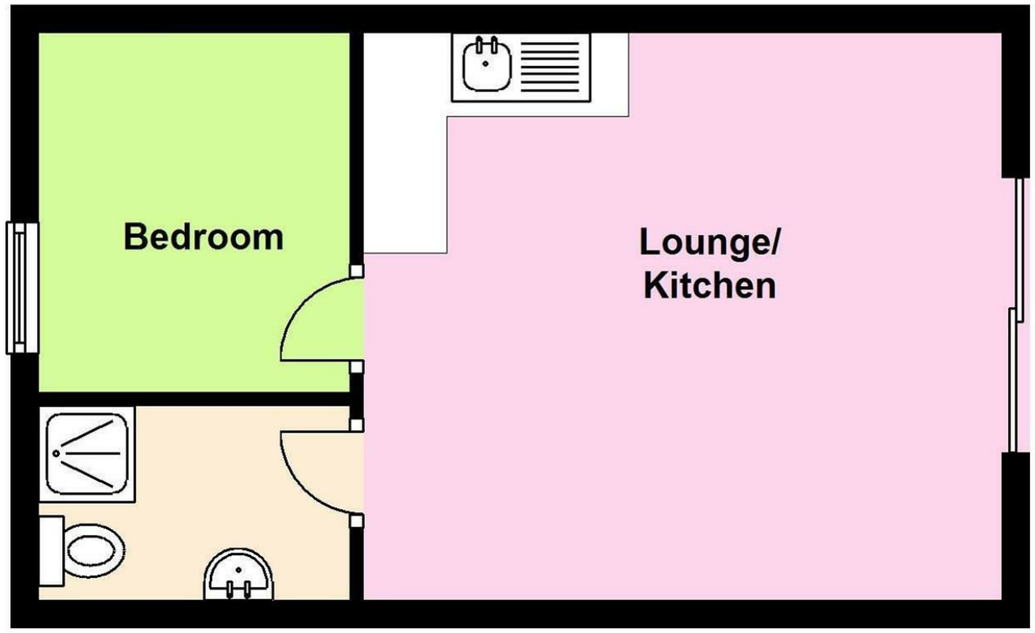
Garden Cottage



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 Drainage, Mains Electric, Mains Water
HEATING: Electric Heating
TAX: A

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

SSG/CPS/09/24/OK

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.

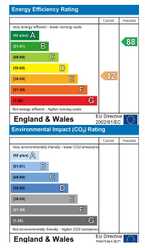
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01437 762626
www.westwalesproperties.co.uk

Garden Cottage Highfield Court, Fishguard Road, Rudbaxton, Haverfordwest, Pembrokeshire, SA62 4DA

- Investment Opportunity
- Sold with Tenant in Situ
- Rural Location
- Off Road Parking
- Electric Heating
- Detached Cottage
- One Reception Room
- Garden
- Rental Yield - Approx 7.7%
- EPC E



Offers Around £70,000

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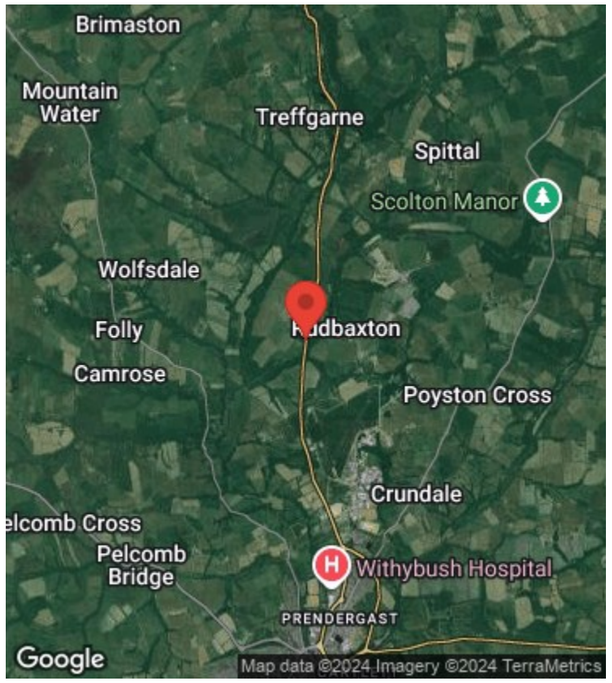
The Agent that goes the Extra Mile

A traditional stone built detached cottage accessed via a private road is situated in the picturesque rural setting of Rudbaxton. An ideal investment opportunity as tenants are in situ.
RENTAL YIELD OF APPROXIMATELY 7.7%

The accommodation comprises of an open plan kitchen/lounge area, bedroom and shower room. Property benefits from double glazing and electric heating.

Externally the property has parking and courtyard garden.

This property is situated approximately three miles north of the county town of Haverfordwest, with its wide range of amenities including main line train station, county hospital, retail parks, supermarkets, shops, restaurants and pubs, cinema, leisure centre and swimming pool, 18 hole golf course, primary and secondary schools, further education college etc. The beautiful sandy beach at Broad Haven and stunning coastline of the Pembrokeshire Coast National Park is 4 miles to the west, and marinas at nearby Milford Haven and Neyland cater for boating enthusiasts.



DIRECTIONS

From our office in Haverfordwest take the A40 towards Fishguard after approximately 3 miles turn left where signed for Highfield Manor . What3words lush.cooked.slogans

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