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: Electric
TAX: Band D

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

IRK/ESL/05/26/DRAFT

FACEBOOK & TWITTER
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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,

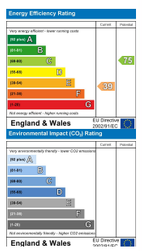
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01437 762626
www.westwalesproperties.co.uk

Bramley Cottage, 19a Wesley Road, Little Haven, Haverfordwest, Pembrokeshire, SA62 3UU

- Semi Detached Cottage
- Sought After Coastal Village
- Master Bedroom With En-Suite And Dressing/Study Area
- 250m From The Beach And Village Amenities
- Dating Back To 1800's With Original Features
- Beautifully Presented Internally And Externally
- Sea Views From Bedrooms And Garden
- Tiered Garden To Rear With Workshop
- Efficient Electric Heating System
- EPC Rating: TBC



£600,000

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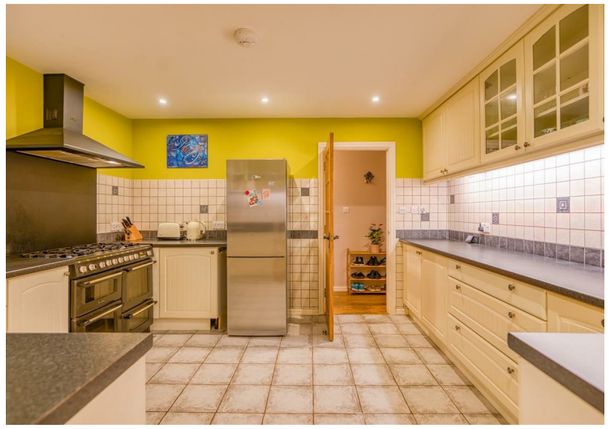
The Agent that goes the Extra Mile



NO CHAIN

Bramley Cottage enjoys an enviable position along a quaint no-through road in the heart of the ever-popular coastal village of Little Haven, just 250 metres from the beach and village pubs, placing the very best of this sought-after seaside location right on the doorstep.

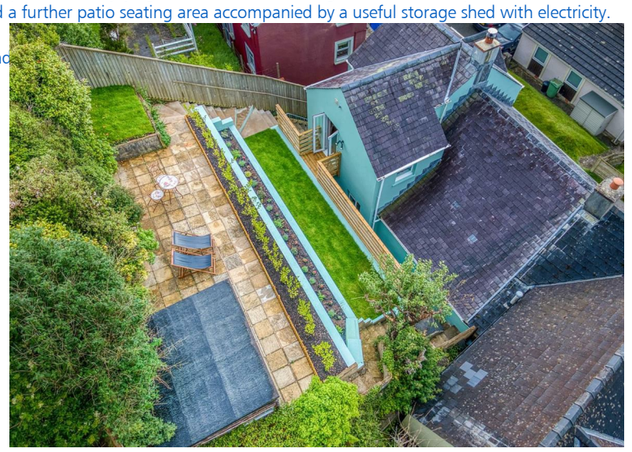
Dating back over 200 years to the early 1800s, this charming cottage beautifully blends character and history with modern convenience, retaining many original features including quarry tiled flooring, restored pine floorboards and exposed beams, all adding to the property's warm and inviting atmosphere.

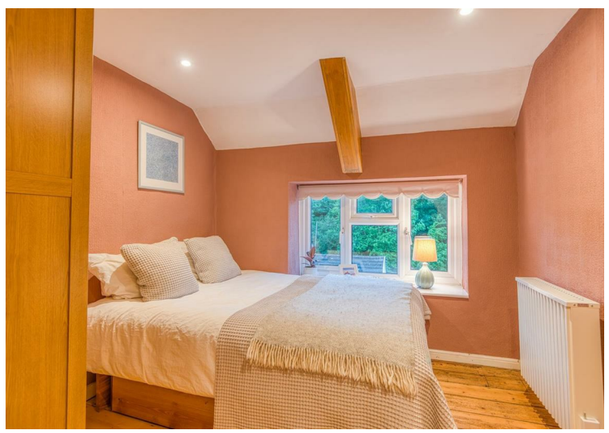
Lovingly improved by the current owner over the past four years, the property has benefited from a programme of thoughtful upgrades, including the installation of an efficient electric heating system, fibre broadband and dimmable spotlights throughout, ensuring the home is perfectly suited to modern living whilst preserving its period appeal.

The accommodation briefly comprises an entrance hall leading through to an open-plan kitchen and dining room, ideal for family life and entertaining, alongside a welcoming living room centred around a wood-burning Stovax stove, creating a cosy focal point. A family bathroom completes the ground floor accommodation.

To the first floor, the principal bedroom offers fitted wardrobes, an en-suite bathroom and a versatile dressing area or workspace, enhanced by French doors opening out towards the garden. Two further double bedrooms provide generous accommodation, with all bedrooms enjoying delightful west-facing sea views.

Externally, the property continues to impress with a patio seating area to the front, perfect for enjoying the coastal surroundings. To the rear, steps rise to an elevated tiered garden offering a wonderful outdoor retreat, with one level laid to lawn and a further patio seating area accompanied by a useful storage shed with electricity.





DIRECTIONS

From our Haverfordwest Office, continue up High Street and Dew Street and turn right onto Albert Street. Continue straight onto Portfield, then take a slight right onto the Haven Road, and follow this for approximately 4.5 miles until you reach Broad Haven village. Follow the road, driving directly adjacent to Broad Haven Beach and continue up the hill into the village of Little Haven. At the junction turn right, then your immediate first left, then immediate first left again onto the Wesley Road. Follow for a short distance where the property will be on your left. What3Words: ///taped.repeats.prowling

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