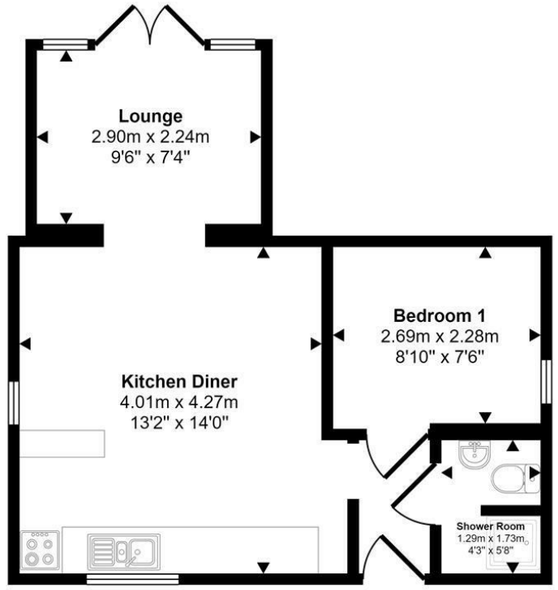
Approx Gross Internal Area
36 sq m / 389 sq ft



Floorplan

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.
HEATING: Electric Heating
TAX: A

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

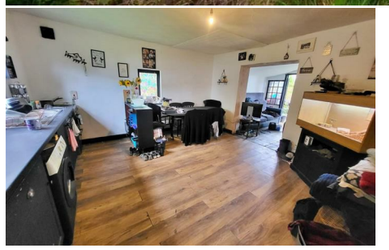
SSG/CPS/09/24/OK

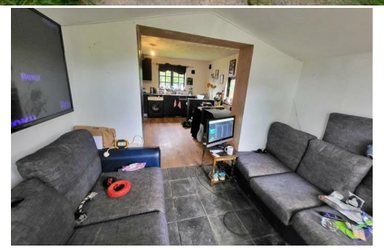
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

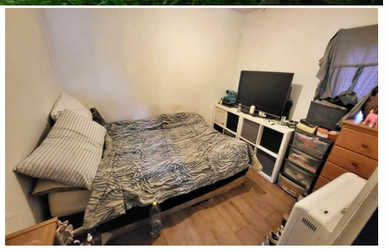
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01437 762626
www.westwalesproperties.co.uk

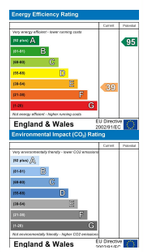






Dove Cottage Highfield Court, Fishguard Road, Rudbaxton, Haverfordwest, Pembrokeshire, SA62 4DA

- Investment Opportunity or First Time Buy
- One Bedroom
- Rural Location
- Off Road Parking
- Accessed via a Private Road
- Detached Cottage
- Open Plan Living
- Wrap Around Garden
- Electric Heating
- EPC Rating: E



Offers Around £75,000

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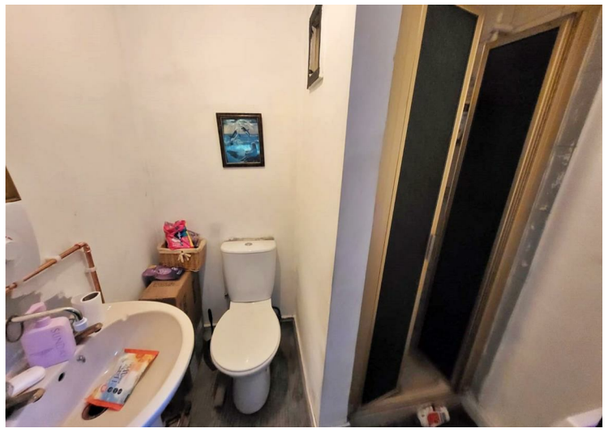
The Agent that goes the Extra Mile



A detached cottage accessed via a private road, situated in the picturesque rural setting of Rudbaxton. An ideal investment opportunity or first time buy.

The accommodation comprises an entrance hall, an open-plan living/dining/kitchen area, a bedroom and a shower room. The property benefits from electric heating and is fitted with Solar Panels.

Externally, the property is accessed via a gate and path to the front door, with a lawn either side.
To the rear, is a courtyard garden with trees and shrubs, and a further lawned area behind.

This property is situated approximately three miles north of the county town of Haverfordwest, with its wide range of amenities including mainline 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 the 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

DIRECTIONS: From our office in Haverfordwest take the A40 towards Fishguard after approximately 3 miles turn left at Highfield Manor and then keep left, follow the lane around to the right, and after a short distance you will see the property on the left-hand-side, adjacent the workshop building.
What3words lush.cooked.slogans

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