

Approx Gross Internal Area
100 sq m / 1074 sq ft



Ground Floor
Approx 48 sq m / 519 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: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: N/A

HEATING: Oil

ref: JETH/ LLE/ JULY/ 26/ok/lg

FACEBOOK & TWITTER

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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

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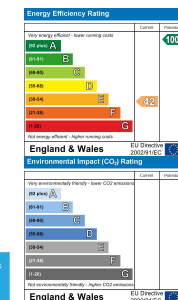


Glansior Croesgoch, Haverfordwest, SA62 5JR

- Semi-Detached House
- Coastal Village
- Loft Room
- Low Maintenance Garden
- No Onward Chain
- Established Holiday Let
- Two Double Bedrooms
- Character Features
- Driveway Parking
- EPC Rating: E

£200,000

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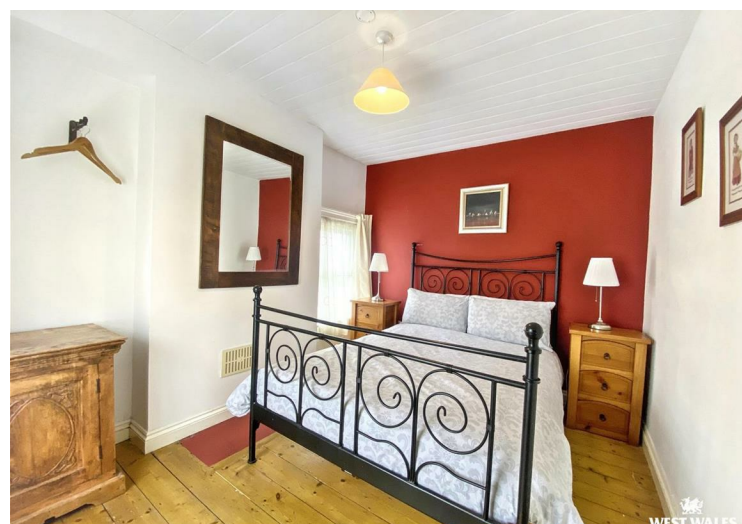
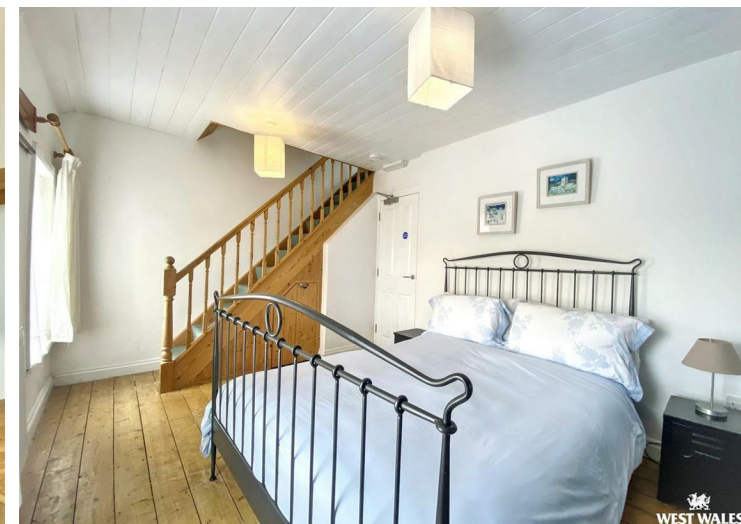


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The Agent that goes the Extra Mile





A brilliant opportunity to acquire a successfully operated as a holiday let, in the desirable coastal village of Croesgoch. Offering distance sea views from the first and second floor, the property offers an excellent investment opportunity with established income potential. Equally, its versatile layout makes it a wonderful permanent residence or coastal family home, combining character, and comfort. Viewing is highly recommended!

Retaining many original features including, fireplaces, quarry tile flooring, solid wood floorboards and exposed beams, the home seamlessly blends period charm with modern comforts. The accommodation comprises an entrance hallway, a characterful dining room with double glazed doors opening into the cosy living room, complete with a feature bay window and original fireplace. The ground floor also benefits from a fitted kitchen, utility room and a contemporary family bathroom.

To the first floor are two double bedrooms, with the master bedroom featuring a staircase leading to a versatile loft room. Currently utilised as an additional bedroom, this space provides excellent extra accommodation for guests or could equally serve as a home office or hobby room. The property benefits from UPVC double glazing and has oil central heating.

Externally, the property benefits from ample off-road parking and a double shed, providing excellent secure storage for garden equipment, bicycles or outdoor gear. The low-maintenance garden offers a paved courtyard seating area, perfect for al fresco dining and entertaining, alongside a small enclosed lawned garden, creating manageable outdoor space.

Croesgoch is a rural village situated mid-way between the Cathedral City of St Davids and the harbour town of Fishguard, with its amenities ferry terminal and public transport links. Croesgoch is approximately 11 miles from the county town of Haverfordwest. Surrounded by the beautiful Pembrokeshire countryside, the property is within easy reach of the coast at Porthgain, and the beautiful Whitesands beach, with Solva and Newgale further to the South.



DIRECTIONS
From the Haverfordwest office, take the B4330 out of town and follow for approximately 14 miles until you reach the village of Croesgoch. Turn left onto the A487 and then take the next right off the main road. The property will be straight ahead of you.
What/Three/Words:///talkative.fail.haven
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.