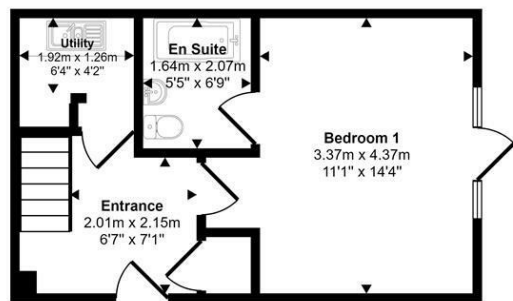
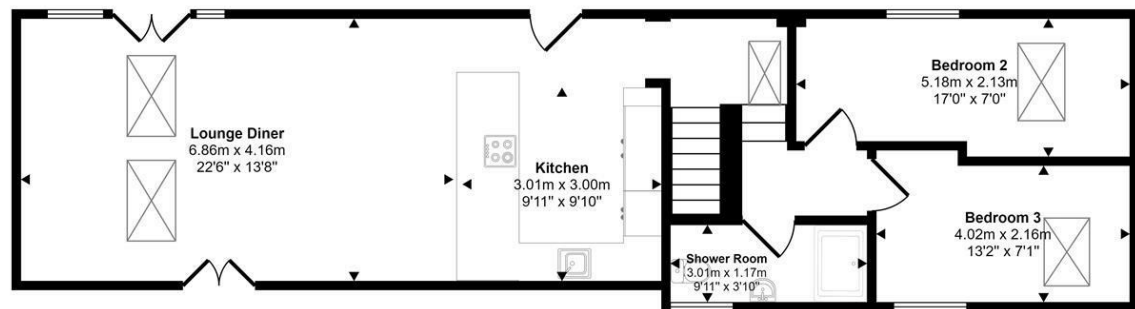


Approx Gross Internal Area  
106 sq m / 1142 sq ft



Ground Floor  
Approx 32 sq m / 342 sq ft



First Floor  
Approx 74 sq m / 801 sq ft

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 Private Drainage, Mains Electric, Mains Water

HEATING: Oil

TAX: D

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

JETH/ESL/03/25/OK EJJ

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**

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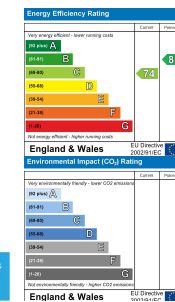


## Bluebell Cottage New Moat, Clarbeston Road, Pembrokeshire, SA63 4RE

- Semi-Detached Barn Conversion
- Off Road Parking
- Countryside Views
- Beautifully Presented
- En-Suite Master Bedroom
- Three Double Bedrooms
- Rural Situation
- Garden And Patio Seating Areas
- Open Plan Living Space
- EPC Rating: C

**Offers Around £275,000**

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



12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

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**The Agent that goes the Extra Mile**



Welcome to Bluebell Cottage, located close to the village of New Moat, approximately 10 miles North East of Haverfordwest. This charming barn conversion is arranged over split levels and is beautifully presented throughout, blending original features with modern conveniences. The layout of the property briefly comprises of an entrance hall, open plan living/dining area with a modern fitted kitchen, three double bedrooms (the master boasting an en-suite bathroom with freestanding bath and access to the garden, and a family shower room. The property benefits from oil fired central heating and a fresh neutral decoration throughout.

Externally, the property is accessed across a shared driveway to a private parking area offering ample space for vehicles. This progresses on to a lawned garden to the side where you can see the original dovescotes on the gable end of the building. At the rear is a pleasant patio seating area. A door from the living room opens onto a further seating area to the front, enjoying an elevated position and countryside views.

With the further appeal of no onward chain, this lovely property is a must see!!

Located near the village of Clarbeston Road, a convenient drive from both Haverfordwest and Narberth, where doctors, dentists and supermarkets can be found. The village benefits from a railway station providing links to Haverfordwest, Carmarthen, Swansea, and Cardiff and a public house and is in the catchment area for the primary school nearby. The Preseli Hills and beautiful Llys y Fran Reservoir country park are within easy reach for wonderful country walks. Beaches to the West and North are accessible within a 30 minute drive, as are the picturesque Preseli hills, steeped in history and folklore.



### DIRECTIONS

From the Haverfordwest office, proceed out of town in the direction of Cardigan on the B4329. On reaching the village of Crundale, take the right hand turning and follow along until you reach Clarbeston Road. Proceed out of the village and then take the 2nd left turn, and then the 2nd right hand turn on the lanes, continue along past Llys Y Fran and take the first left, where you will then find Bluebell Cottage on this lane on the left hand side. What3Words: ///brass.unsettled.lobbed

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.