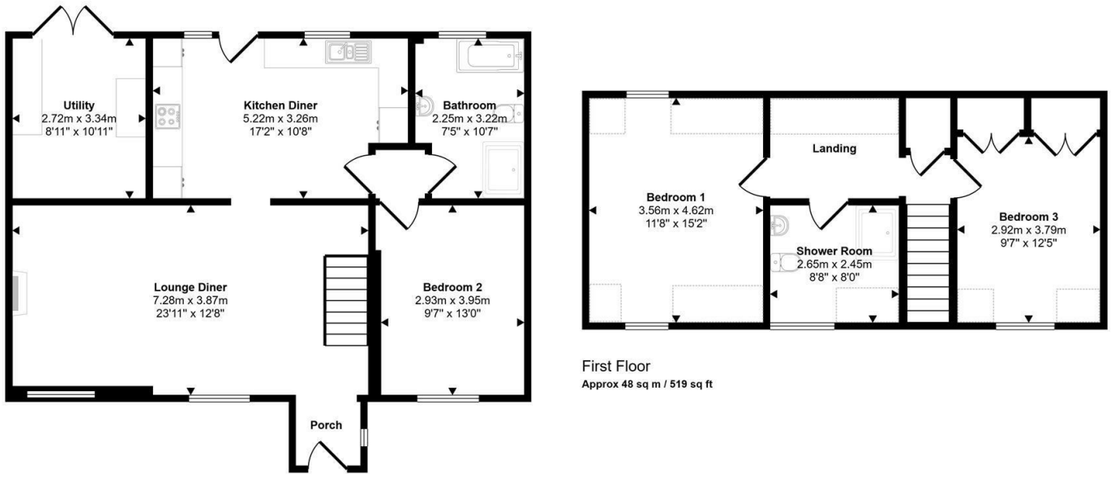
Approx Gross Internal Area
127 sq m / 1368 sq ft



Ground Floor
Approx 79 sq m / 849 sq ft

First 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: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water
Heating: Oil
TAX: Band E

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

IRK/ESL/07/26/DRAFT

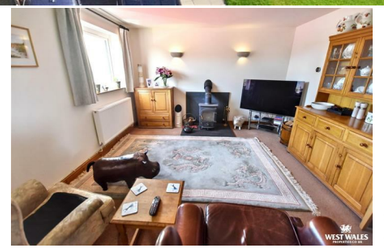
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

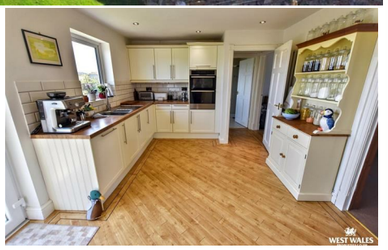
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

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

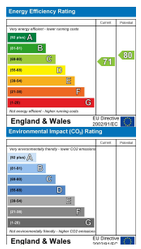
01437 762626
www.westwalesproperties.co.uk





Llareggub Pen Y Cwm, Haverfordwest, Pembrokeshire, SA62 6AX

- Detached Cottage
- Downstairs Bathroom With Shower
- Close To The Coast And Newgale
- Log Burning Stove
- Off Road Parking
- Three Double Bedrooms (One Downstairs)
- Very Well Presented
- Countryside Views To Rear
- Oil CH & Double Glazing
- EPC Rating: C



£280,000

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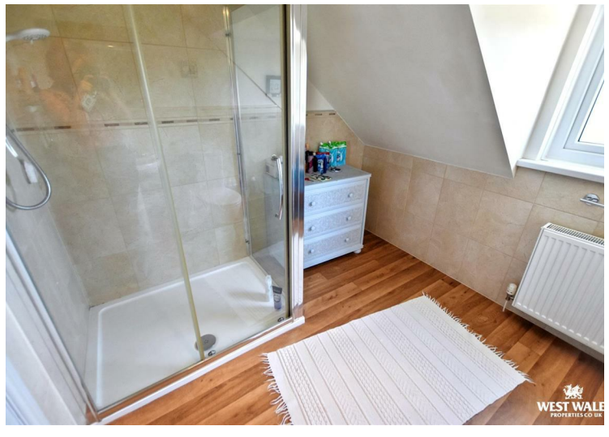
The Agent that goes the Extra Mile



Situated in the charming coastal hamlet of Pen Y Cwm, just moments from the spectacular beach at Newgale, this beautifully presented three-bedroom detached cottage offers a wonderful blend of character, comfort and modern convenience.

The property benefits from oil-fired central heating, uPVC double glazing, fibre optic broadband and off-road parking. Inside, the accommodation is thoughtfully arranged, beginning with an entrance porch leading into a welcoming lounge, where a log-burning stove set on a slate hearth creates a cosy focal point. The contemporary kitchen is fitted with integrated appliances and stylish Karndean flooring, with access to a ground floor double bedroom and an attractively finished bathroom featuring a separate double shower enclosure, WC and wash hand basin.

Upstairs, two further double bedrooms enjoy delightful far-reaching countryside views, complemented by a modern shower room.

Adding further versatility is an independent utility room/home office, accessed from the rear garden, making it an ideal space for remote working or additional storage. The property is connected to fibre optic broadband, with a recent speed test recording download speeds of approximately 51.3 Mbps.

Outside, the cottage enjoys off-road parking to the front, along with lawned gardens to both the front and rear, where you can take in the pretty rural surroundings and expansive countryside views.

Viewing is highly recommended!

Newgale is home to one of West Wales' most iconic Blue Flag beaches, renowned for its three miles of golden sand, pebble bank and excellent surfing conditions. The village offers a range of everyday amenities, including a convenience and surf shop, public house, caf and hardware/garden centre, and is ideally positioned between the county town of Haverfordwest and the historic Cathedral City of St Davids.

DIRECTIONS

From Haverfordwest proceed north on the A.487 St. Davids Road. Proceed for along passing through the villages of Simpson Cross and Newgale. As you enter Pen Y Cwm, turn right up Erwlon and the property can be found at the end of the cul de sac on you right hand side as denoted by our For Sale sign. What3Words: ///represent.enlighten.wolf

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