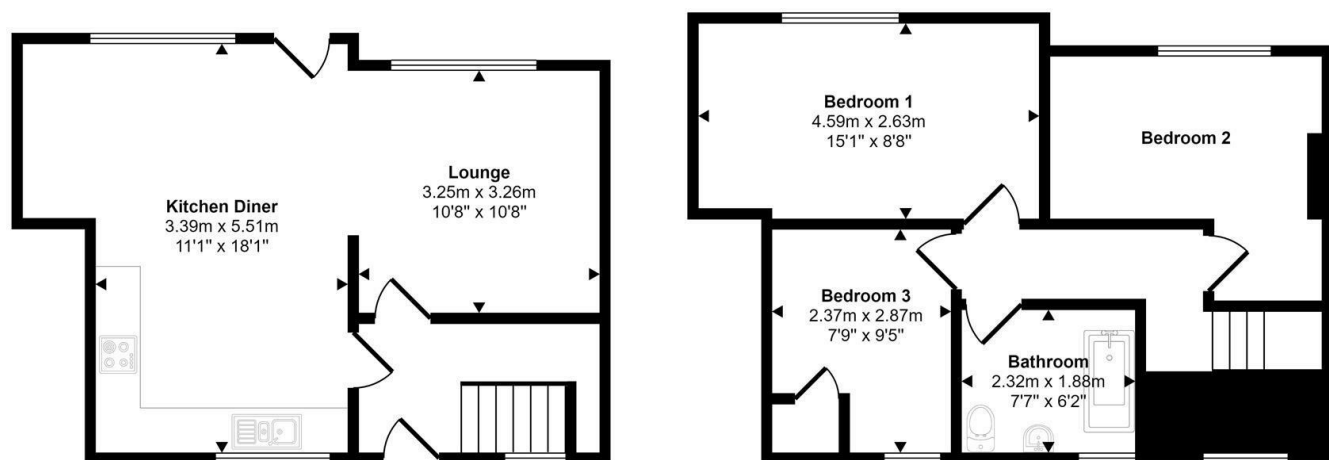


Approx Gross Internal Area
82 sq m / 883 sq ft



Ground Floor
Approx 38 sq m / 414 sq ft

First Floor
Approx 44 sq m / 469 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: We are advised Freehold.

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

TAX: Band C

ADD/ESL/04/23/04/23/OK EJJ

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

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.

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

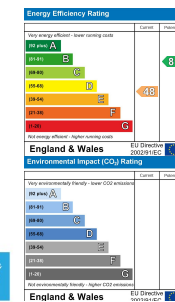


Dawn Run Cottage 2 Home Farm, Boulston, Haverfordwest, Pembrokeshire, SA61 2LP

- 800 Metres Walk To River
- Open Plan Living Space
- Surrounded By Woodland
- Mid Terrace Cottage
- Lawned Garden
- Three Bedrooms
- Located On Private Estate
- Approximately 3 Miles From Haverfordwest
- Off Road Parking
- EPC Rating: E

Offers In Excess Of £275,000

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The Agent that goes the Extra Mile





A very rare opportunity to purchase a charming mid terraced character cottage located 800 metres from the river frontage. The property is located approximately 3 miles out of Haverfordwest town, but is also situated deep in the woodlands and accessed along a private country lane within the grounds of Boulston Manor estate. The layout of the cottage briefly comprises of an Entrance Hall, open plan Living Area with fitted Kitchen, Three Bedrooms and a Family Bathroom. The property benefits from a wood-burning stove and is available with No Onward Chain.

Externally, there is a gated driveway to the front providing off road parking, and a garden which is laid to lawn and enclosed by fencing. The property is surrounding woodland, offering privacy and a sense of tranquillity.

Viewing is highly recommended in order to fully appreciate the charm and unique location of this property.

The County Town of Haverfordwest, located approximately 3 miles away has a wide range of amenities, including a mainline train station, hospital, leisure centre, cinema, secondary schools, further education college, shops, restaurants, and retail parks, etc. The West Pembrokeshire Coastline is located approximately 9 miles West of Haverfordwest at the beautiful sandy Newgale Beach.

See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films in the area.



DIRECTIONS

From our Haverfordwest office, continue on Victoria Place, turn left onto Quay street and follow the road up the hill, around the leisure centre and straight on. At the roundabout, take the second exit down Merlin's Hill, then at the second roundabout, take the first exit onto Freeman's Way. At the roundabout, take the last exit onto Cambrian Place and follow the road for approximately 3 miles until you reach a fork in the road, Take the left hand turn signposted Home Farm, passing a pair of semi detached cottages on your left, and proceed along the track turning right , and after 50 metres you will find Dawn Run Cottage on the left hand side.What3 Words: contracts.firms.frail

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