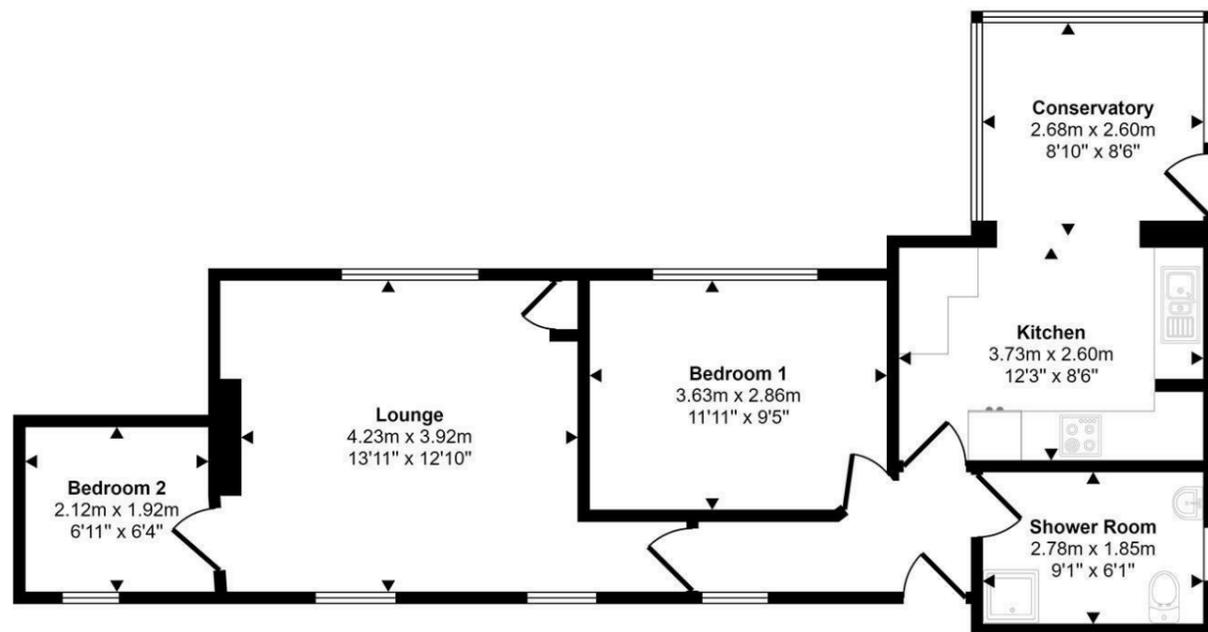


Approx Gross Internal Area  
60 sq m / 642 sq ft



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: We are advised Freehold

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

TAX: Band C

OAJ/ESL/01/23/OK EJL

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

FACEBOOK INSTAGRAM & 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](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626

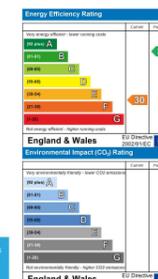


### Brook Cottage Camrose, Haverfordwest, Pembrokeshire, SA62 6JW

- Detached Cottage
- Close to Coast
- Sun Room
- Character Features
- Allocated Parking
- Two Bedrooms
- Stream and Country Views
- No Onward Chain
- Log Burner
- EPC Rating: F

Offers Around £200,000

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**The Agent that goes the Extra Mile**





Brook Cottage is an attractive detached stone cottage, enjoying an elevated position overlooking a stream and countryside beyond. The property is located approximately 4 miles out of Haverfordwest town and less than 5 miles to the nearest beach. The layout of the property briefly comprises of an Entrance Hallway fitted with a security alarm system, Kitchen/Breakfast Room opening out into a sunroom, Lounge with a vaulted ceiling and log burning stove, one Double Bedroom, one Single Bedroom and Shower Room. The property boasts endless character and charm, with a stone chimney breast and exposed beams in the bedroom. The property benefits from an oil fired boiler serving the domestic heating and hot water.

Externally, there is an allocated parking space to the side of the property. A pedestrian gate leads to the rear garden, which is laid to lawn with a patio seating area, and garden shed. Steps lead down to the bottom of the garden, and the lovely views can be enjoyed from most aspects of the cottage and garden.

With the added benefit of No Onward Chain, viewing is highly recommended!

Camrose is a rural village lying some 4 miles to the north of the county town of Haverfordwest, with its wide range of amenities including main line train station, hospital, leisure centre with swimming pool, cinema, primary and secondary schools, further education college, supermarkets, retail parks etc.



**DIRECTIONS**

From the Haverfordwest take the B4330 in the direction of Croesgoch. Follow the road for approximately 4 miles, and the property will be found on the right-hand side. What3Words reference: roofed.crumple.rocky

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