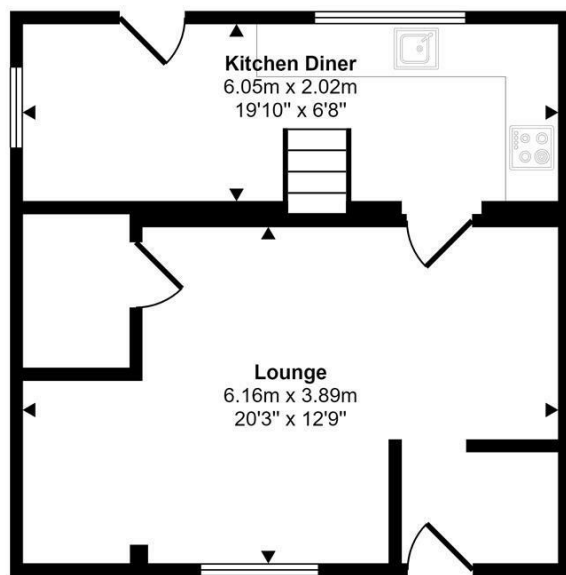
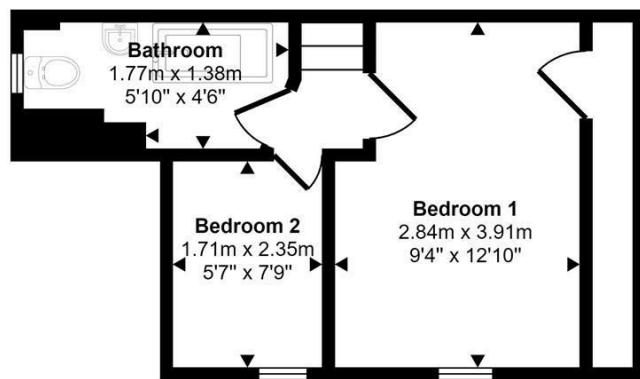


Approx Gross Internal Area
61 sq m / 655 sq ft



Ground Floor
Approx 38 sq m / 405 sq ft



First Floor
Approx 23 sq m / 250 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.
COUNCIL TAX: Band 'D'

AGENTS NOTE - Please note the Energy Performance Certificate was carried out before the central heating system was upgraded

ref: LG/ CPS/04/04/23/ok/LG
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

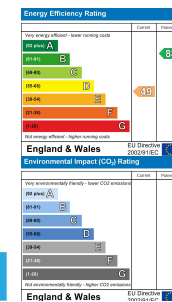


Old Court Cottage Little Newcastle, Haverfordwest, Pembrokeshire, SA62 5TD

- Semi Detached Cottage
- Enclosed Garden
- Village Location
- Sought After Area
- Well Presented
- Two Bedrooms
- Inglenook Fireplace
- Ideal Holiday Let
- Log Burner
- EPC TBC

£200,000

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The Agent that goes the Extra Mile





Old Court Cottage in the idyllic village of Little Newcastle, is a well presented, charming two-bedroom, semi detached cottage. This property is full of character and charm with pretty stonework, deep windows and inglenook fireplace.

Old Court Cottage briefly comprises of a hallway, living room with beamed ceiling and inglenook fireplace with log burner, and kitchen/diner to the ground floor. With the first floor having two bedrooms and a bathroom.

Externally the property has a enclosed rear patio garden, ideal for entertaining or relaxing in. With the front of the property having space for off road parking. It also offers LPG central heating and double glazing.

This quaint cottage needs to be seen to appreciate all it has to offer.

Little Newcastle is an idyllic, rural village in the heart of the Pembrokeshire countryside, within a short drive from the Preseli Hills. Just over 2 miles away is the village of Letterston, which has a good range of amenities, including several pubs, a fish & chip restaurant, convenience store, junior school, churches etc. and is on the main bus route between Fishguard and Haverfordwest.

The harbour town of Fishguard is 7 miles to the north, and provides many other services such as doctors' and dentists' surgeries, secondary and junior schools, range of shops and restaurants, leisure centre, library, railway station is the ferry port to Southern Ireland. The county town of Haverfordwest is 11 miles to the south, providing the county hospital and higher education college.



DIRECTIONS

From our office in Haverfordwest proceed for approximately 7 miles in a northerly direction on the A40 towards Fishguard until entering the village of Letterston. Take the right at the crossroads signposted for Little Newcastle. Stay on this road for approximately 2 miles until entering the village. The property will be one of the first on your left hand side.

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