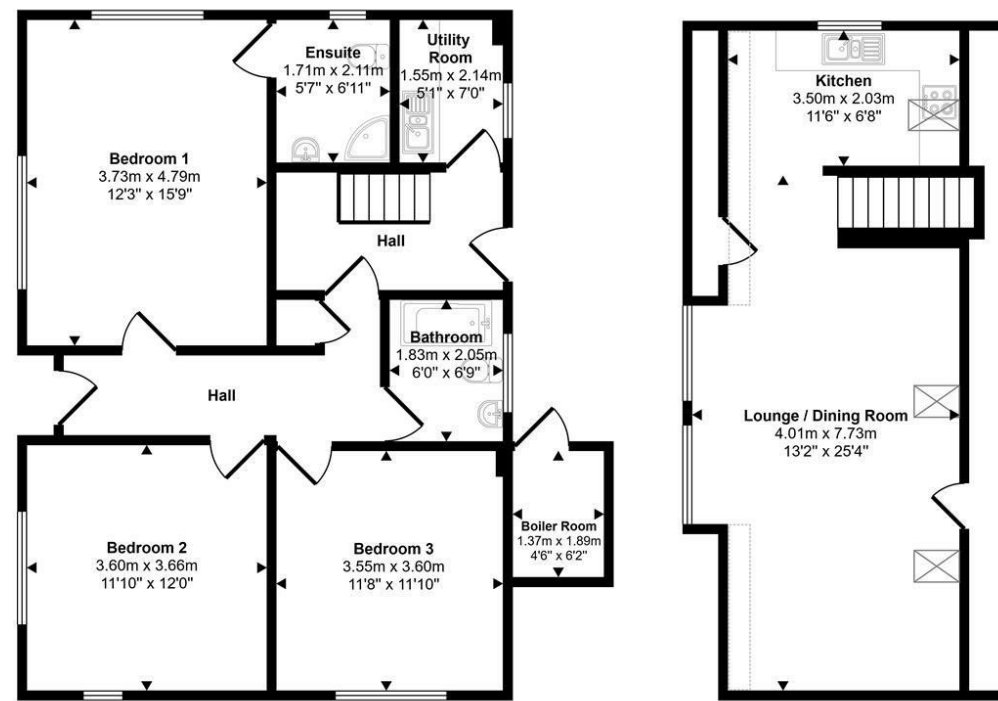


Approx Gross Internal Area  
120 sq m / 1288 sq ft



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

01437 762626  
www.westwalesproperties.co.uk

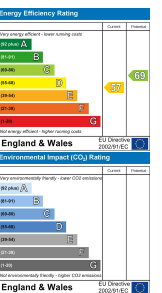


## Bramble Cottage, 2 Wood Village, Newgale, Haverfordwest, Pembrokeshire, SA62 6AR

- Detached Coastal Home
- Three Double Bedrooms
- Upside Down / Open-Plan Living Space
- Driveway Parking for Multiple Vehicles
- No Onward Chain
- Spectacular Sea Views
- Principle Bedroom With En-Suite
- Lawned Gardens & Patio Areas
- Sought After Coastal Location
- EPC: D

**Price £600,000**

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**The Agent that goes the Extra Mile**



We Say...

Welcome to Bramble Cottage - Occupying an elevated position in the sought-after coastal hamlet of Wood Village, Bramble Cottage is a detached home enjoying panoramic views across Newgale Beach, St Brides Bay and the surrounding Pembrokeshire Coast National Park.

Designed in an upside-down layout to make the most of its exceptional setting, the first floor forms the heart of the home. The open-plan living and dining room is positioned to capture the outstanding coastal views through full-width windows, creating a light-filled living space where the ever-changing scenery takes centre stage. A fitted kitchen adjoins the living area, providing a practical layout for everyday living and entertaining.

The ground floor offers three well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom, utility room and welcoming entrance hall. The property benefits from oil-fired central heating and double glazing throughout.

Outside, Bramble Cottage occupies a generous plot with lawned gardens wrapping around the property, providing a number of seating areas from which to enjoy the coastal surroundings. A paved terrace offers an ideal space for outdoor dining, while mature planting enhances the sense of privacy. To the front, the property enjoys spectacular views towards Newgale Beach and the Pembrokeshire coastline, with the sea visible from the principal living accommodation. A driveway provides off-road parking for several vehicles.

Offered for sale with No Onward Chain, Bramble Cottage presents an opportunity to acquire a detached home in one of Pembrokeshire's most desirable coastal locations. Whether you are seeking a permanent residence, holiday home or investment opportunity, the combination of its elevated position, flexible accommodation and exceptional sea views makes this a property worthy of viewing.

Location

Newgale is one of the best known Blue Flag beaches in West Wales, with its three miles of beautiful sand, pebbled bank and wonderful surf. The village has a surf shop, cafes and hardware/garden shop, and lies midway between the county town of Haverfordwest and the Cathedral City of St Davids. Haverfordwest has a wide range of amenities, including main line train station, hospital, sixth form college, schools, cinemas and leisure facilities. The village of Roch, just a couple of miles away, has a junior school, church, and pub, whilst St Davids and Solva both have a wide array of cafe's, restaurants, shops and art galleries.



DIRECTIONS

From the West Wales Properties Haverfordwest office, proceed out of the town on the A487, following signs for St Davids/Fishguard. Continue on the A487 for approximately 8 miles, passing through Simpson Cross and Roch before descending into Newgale. Immediately after the 2 large laybys and the Newgale sign, turn right into an unmarked lane (Wood Village). Follow this lane, passing the first property on the right and around the bend in the lane, Bramble Cottage can be found up the drive on the righthand side - behind Brandy Cottage. What3words: ///jets.reference.slack

GENERAL INFORMATION

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, Mains Drainage.  
HEATING: Oil  
TAX: Band: Business rates payable

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

AMA/IRK/07/26/DRAFT CFH

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<https://www.facebook.com/westwalesproperties/>

LOCATION AERIAL VIEW



