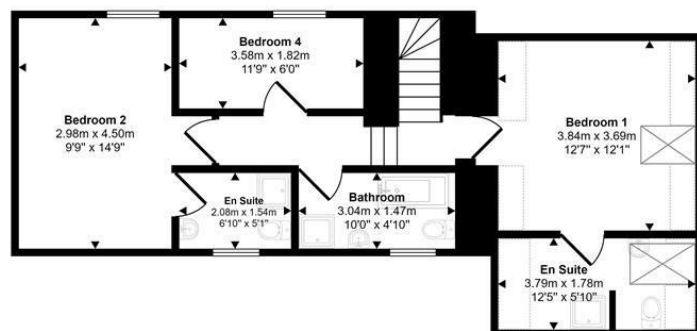


Ground Floor
Approx 68 sq m / 732 sq ft



First Floor
Approx 63 sq m / 678 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: We are advised Freehold.

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

TAX: Band N/A

JETH/ESL/08/23/OKJETH

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

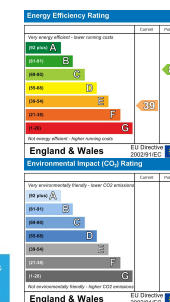


Curlew Cottage Camrose, Haverfordwest, Pembrokeshire, SA62 6HN

- Character Cottage
- Off Road Parking
- Well Presented
- Open Plan Kitchen/Diner
- Oil Central Heating
- Four Bedrooms
- Garden To Front and Side
- Holiday Let Opportunity
- Countryside Location
- EPC Rating: E

Offers In The Region Of £325,000

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

The Agent that goes the Extra Mile





Curlew Cottage is a well appointed character cottage located close to the pretty village of Camrose, approximately 4 miles out of Haverfordwest Town. The property is currently in use as a holiday let, but would lend itself well to being a family home. The layout of the property briefly comprises of a Living Room with electric radiator/convactor fire, Kitchen/Diner, downstairs Cloakroom and a Downstairs Bedroom/Study. On the first floor, a split level landing leads on to Two Double Bedrooms with En-Suite Shower Rooms, a further Single Bedroom and a Family Bathroom. The property is in a good decorative order with character features and is served by double glazing and oil fired central heating, with underfloor heating to the kitchen/diner and cloakroom.

Externally, the property is located along a shared driveway, leading to a gravel driveway providing off road parking for three cars. To the front and side of the property is a well tended lawned garden with a fenced boundary and storage shed, and there is a small gravelled courtyard to the rear. Countryside views can be enjoyed from the upstairs windows, kitchen and garden.

With the added appeal of No Onward Chain, this property must be viewed in order to fully appreciate!

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 Haverfordwest take the A487 to St Davids passing through Pelcomb Cross, take your right turning signposted for Keeston. Proceed through the village and progress onto Keeston Lane. Follow the road for a short distance where you will see the entrance to the shared driveway on the right-hand side. Follow the driveway round to the right, where you will find Curlew Cottage. What3Words: appoints.full.enforced.

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