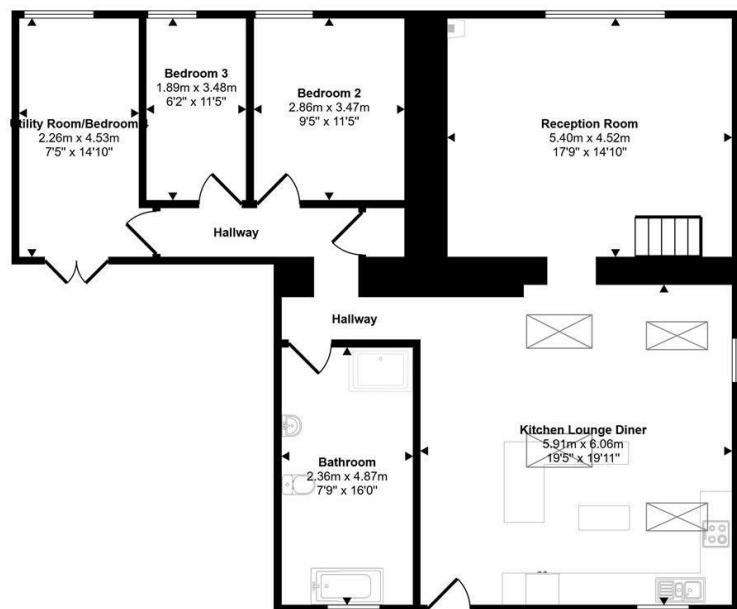


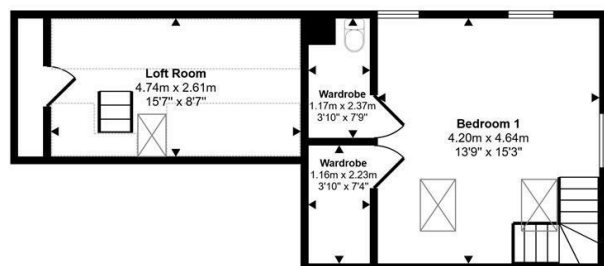
Approx Gross Internal Area  
157 sq m / 1691 sq ft



Ground Floor  
Approx 117 sq m / 1260 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.



First Floor  
Approx 40 sq m / 430 sq ft

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, Private Drainage

HEATING: Oil

TAX: Band E

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

JETH/ESL/11/25/JETH

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

**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

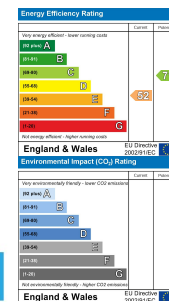


## The Coach House Flether Hill, Rudbaxton, Haverfordwest, Pembrokeshire, SA62 4BY

- Semi Detached Stone Cottage
- Up To Four Bedrooms
- Garden To Front
- Close To Town
- Immaculately Presented
- Character Features
- Attic Room
- Driveway Parking
- Oil Fired Central Heating
- EPC Rating: E

**Offers Around £435,000**

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**The Agent that goes the Extra Mile**





The Coach House is a beautifully presented semi-detached cottage located approximately 1.5 miles away from Pembrokeshire's county town. This property oozes charm and originality and would serve perfectly as an enviable family home, holiday let, or a home to enjoy retirement.

The layout of the property briefly comprises of an open plan kitchen/diner with family area and a wood-burning stove, a cosy living room with a further stove and arched French doors to the rear, a bathroom served by both a bath and a separate shower unit, two bedrooms and a utility room which has previously been used as a fourth bedroom. Stairs from the living room lead up to the master bedroom on the first floor, boasting two walk in wardrobes and access via an external staircase. Whatsmore, a pull down ladder in the third bedroom leads to a boarded attic room which is currently utilised as a home office or would offer fantastic storage space. The property is served by hardwood glazing and oil fired central heating. The decor is finished to a very high standard in rich tones and attractive patterns.

Externally, there is a pretty cottage garden to the front, laid to lawn with raised vegetable plots and a patio seating area served by a log store and pizza oven. A gravelled driveway provides ample off road parking. There is also a 12x6 storage shed come workshop.

This is a unique and exciting prospect for someone looking for a property convenient for town but away from the hustle and bustle. A must see!

The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, new leisure centre/swimming pool, cinema, restaurants and pubs. The beautiful Pembrokeshire coast is only 6 miles to the south-west, at the long sandy beach of Broad Haven, and the famous surfing beach of Newwaale 7.5 miles to the northwest.



### DIRECTIONS

From Haverfordwest proceed out onto the Fishguard Road, past the airfield and take the next turning right signposted to Clarboston Road, proceed along several hundred yards and the property is on your left hand side. What3Words: ///cabbage.parsnips.treble

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