

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 D

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

FACEBOOK & TWITTER

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<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

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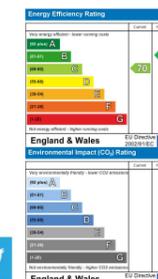


1 The Cobbles Old Selwyn Farm, Lower Freystrop, Haverfordwest, Pembrokeshire. SA62 4ET

- Character Cottage
- Beautifully Presented
- Courtyard Garden
- 5 Minute Drive From Haverfordwest
- Oil Central Heating
- Two Double Bedrooms
- Located In A Pretty Hamlet
- Three/Four Parking Spaces
- Multi-Fuel Burner
- EPC Rating: C

£275,000

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The Agent that goes the Extra Mile





1 The Cobbles is a beautifully presented character cottage, located on Old Selwyn Farm, in Lower Freystrop. The property has the best of both worlds, being situated in a pretty hamlet on a country lane, yet only being a 5 minute drive away from Pembrokeshire's county town! The layout of the property briefly comprises of an Entrance Hall with Cloakroom, Lounge/Diner with a multi-fuel burner, Kitchen, Two Double Bedrooms and a Family Bathroom. The property is in an excellent decorative order, with oil fired central heating, UPVC double glazed windows and solid oak flooring in the lounge and hallway,

Externally, the property is accessed along a shared driveway and there is off road parking spaces for three cars. To the rear of the property is a private enclosed paved courtyard which has the benefit of double gates providing vehicular access if additional secure parking is desired.

This property would make a fabulous second home/holiday let, retirement property, or comfortable family home, a must see!

Situated in Little Milford, a rural hamlet set 3.5 miles to the south of Haverfordwest, close to the beautiful Cleddau River, and within easy travelling distance of Milford Haven and Pembroke. The nearby village of Hook has a village shop, primary school, and sports club, whilst the wider amenities of Haverfordwest include secondary schools, sixth form college, hospital, mainline train station, supermarkets etc. The property is also only a short distance from local beaches of Little Haven, Broad Haven and Marloes Sands being some 6 miles away. There are nearby woodland walks accessed on foot from the property, and public transport links are easily accessible from the nearby Pembroke Road. Ferry terminals are available in Pembroke Dock and Fishguard, allowing easy access to Ireland. The nearby A40 will guide you easily to the M4 corridor.



DIRECTIONS

DIRECTIONS: From our Haverfordwest Office, continue up high street, and continue straight at the two sets of traffic lights. At the roundabout, take the third exit down Merlin's Hill. At the roundabout, take the second exit up the Pembroke Road. Follow the Pembroke Road until you reach Lower Freystrop, take the left turning into Little Milford and the property will be on the left-hand side as you reach the hamlet. What3Words: fronted.unfilled.renovated

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