



Offers In The Region Of £185,000



A prime opportunity to acquire a charming cottage with spectacular views of the Haven waterway. The property is in need of some modernisation, however it currently retains many characterful features.

The property comprises hallway, sitting room, dining room, kitchen, landing, 3 bedrooms (2 with stunning water views), a bathroom, shower room, rear hall, very large private gardens with off road parking and rear access. The property benefits from double glazing and gas central heating.

Potential exists to build a property to the rear of the garden, subject to planning permission and necessary consents.

To fully appreciate the location of this property viewing is essential.



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Hall

A half glazed door opens in to the hallway. Quarry tiled floor, stairs to first floor, doors to

Sitting Room 12'7" x 10'6" (3.83m x 3.20m)

Double glazed window to front with outstanding views over the Haven waterway, recessed fireplace with feature mantle, gas log burner effect fire, double radiator, laminate flooring.

Dining Room 12'5" x 10'4" (3.78m x 3.16m)

Double glazed window to front with outstanding views over the Haven waterway, recessed fireplace, gas log burner effect fire, double radiator, laminate flooring, open plan to

Kitchen 8'3" x 10'4" (2.52m x 3.16m)

Two double glazed windows to rear. Range of base and wall units, single sink and drainer, gas hob, extractor hood, electric double oven, beamed ceiling, double radiator, tiled flooring door to rear hall.

Inner / rear hall

Half glazed stable door to rear garden.

Shower Room

Double glazed window to rear, tiled floor, large walk in shower cubicle, close coupled wc, pedestal sink, storage cupboard, double radiator.

Landing

Carpeted flooring, doors to:

Bedroom 1 12'2" x 11'5" (3.72m x 3.47m)

Double glazed window to front with outstanding views over the Haven waterway, feature iron fireplace, double radiator, skylight to rear, carpeted flooring.

Bedroom 2 12'4" x 8'4" (3.77m x 2.55m)

Double glazed window to front with outstanding views over the Haven waterway, double radiator, carpeted flooring.

Bedroom 3 7'1" x 9'1" (2.16m x 2.77m)

Limited head height, skylight to rear, wooden flooring.

Bathroom

3 piece suite comprising bath, close coupled wc and pedestal sink, skylight, access to eaves storage, wooden flooring.

Outside

The grounds to the rear of the property are extensive and are mainly laid to lawn with fruit trees adorning. A large rear access gate provides vehicular access to the garden with off road parking. Store sheds and log store are in the garden. There are views of the Haven Estuary from the garden in addition to the spectacular views from the front of the property.

Potential exists to build a property to the rear of the garden, subject to planning permission and necessary consents.

Additional information

Tenure: Freehold

Services: All mains connected.

Local Authority: Pembrokeshire County Council
Council Tax Band: C

Viewing: By appointment with R K Lucas & Son



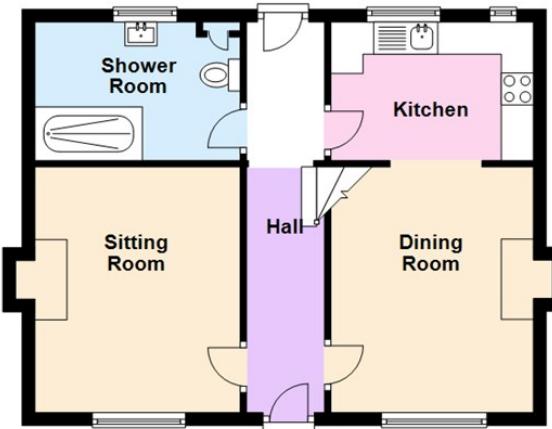


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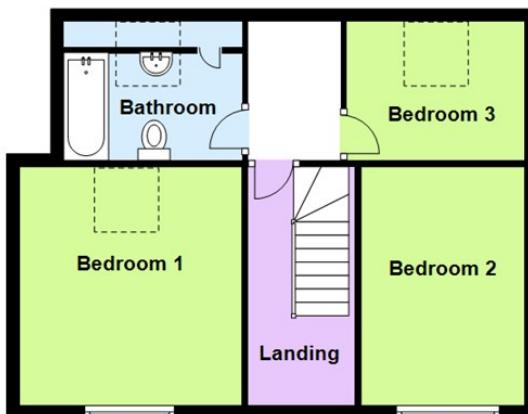
Ground Floor

Approx. 47.2 sq. metres (507.5 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.8 sq. feet)



Total area: approx. 92.8 sq. metres (999.4 sq. feet)

For illustration purposes, do not scale.
Plan produced using PlanUp.

50 Cambrian Road

From Milford Haven take the road to Neyland. At Honeyborough roundabout take the 4th exit into Neyland. Proceed through Honeyborough and into the High Street, following the road as it turns sharp left by the Cenotaph. Continue along the High Street and down the Hill. Cambrian Road is the 3rd left off High Street. Number 50 can be found about half way along on your right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

