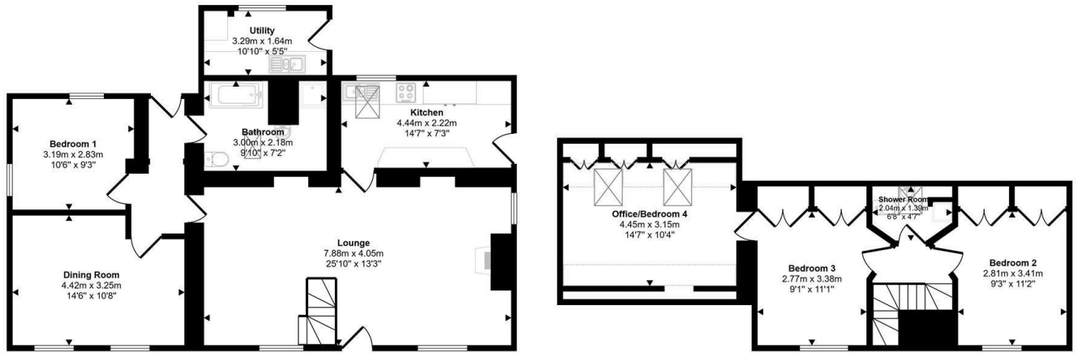
Approx Gross Internal Area
142 sq m / 1529 sq ft




Ground Floor
Approx 91 sq m / 975 sq ft




First Floor
Approx 51 sq m / 554 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: 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 D

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

IRK/ESL/12/25/Ok EJL

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*

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585



01646 698585
www.westwalesproperties.co.uk



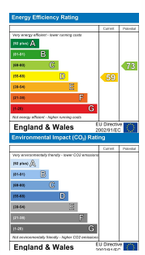







## Red Rails Marloes, Haverfordwest, Pembrokeshire, SA62 3BB

- Detached House
- Coastal Village Location
- Wraparound Garden
- Two Reception Rooms
- Oil Central Heating
- Four Double Bedrooms
- No Onward Chain
- Privately Owned Solar Panels
- Bathroom And Shower Room
- EPC Rating: D

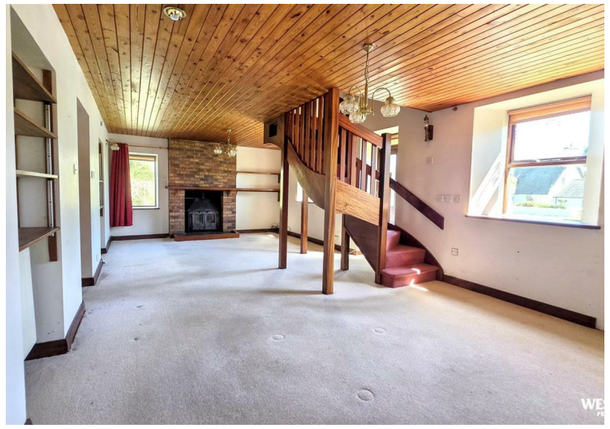



## No Onward Chain £350,000

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***The Agent that goes the Extra Mile***



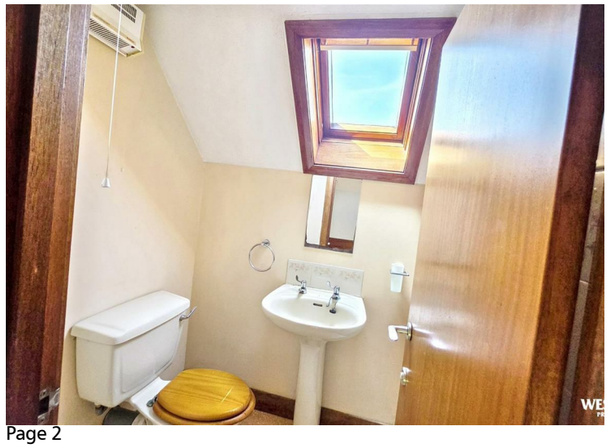




















A fantastic opportunity to purchase a detached house bursting with character, located in the coastal village of Marloes. The property requires some modernisation, giving bundles of potential for a buyer who is looking to put their own stamp on their future home!

The layout of the property briefly comprises of an open plan living room with a feature brick fireplace and wood-burning stove, a galley kitchen with fitted base and eye-level units, a dining room, a double bedroom and a family bathroom with a separate shower unit on the ground floor. On the first floor there are two further bedrooms, one with an adjoining room which would suit well as a nursery/dressing room/hobby room, but could also serve as a fourth bedroom if desired. The bedrooms on the first floor boasts fitted wardrobes. The property is served by oil fired central heating and hardwood glazing, while privately owned solar panels give the benefit of reduced energy bills.

Externally, a driveway to the front provides off road parking, and there is a lawned garden to the front giving immediate curb appeal. There are wraparound gardens to the sides and rear, which are laid to lawn with a stone outbuilding with a covered patio seating area, a greenhouse and kitchen garden area with vegetable plots.

This property is in a picturesque setting in the heart of the village, next to the chapel and overlooking the village green. With the further appeal of no onward chain, this property is not to be missed!

The village of Marloes is set in the heart of the Pembrokeshire Coast National Park, close to the departure point for Skomer and Skokholm Island Bird Sanctuaries. The beautiful Marloes Sands beach is approximately 20 minutes' walk away. The village of Dale nearby is perfect for windsurfing, sailing or other water sports, and the coves of West Dale and St Brides Haven are also within easy reach. The picturesque old fishing village of Little Haven and the sandy expanse of Broad Haven are 6 miles away








## DIRECTIONS

From the West Wales Properties office in Milford Haven, head west along Charles Street and join the A4076. Continue on the A4076 for approximately 5 miles, following signs for Dale and Marloes. At the roundabout near St Ishmaels, take the second exit onto the B4327, signposted Marloes. Follow this scenic country road for around 4 miles, passing through the Pembrokeshire countryside. As you enter the village of Marloes, continue straight through where Red Rails can be found on the right hand side. What3Words: ///stadium.nourished.command

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