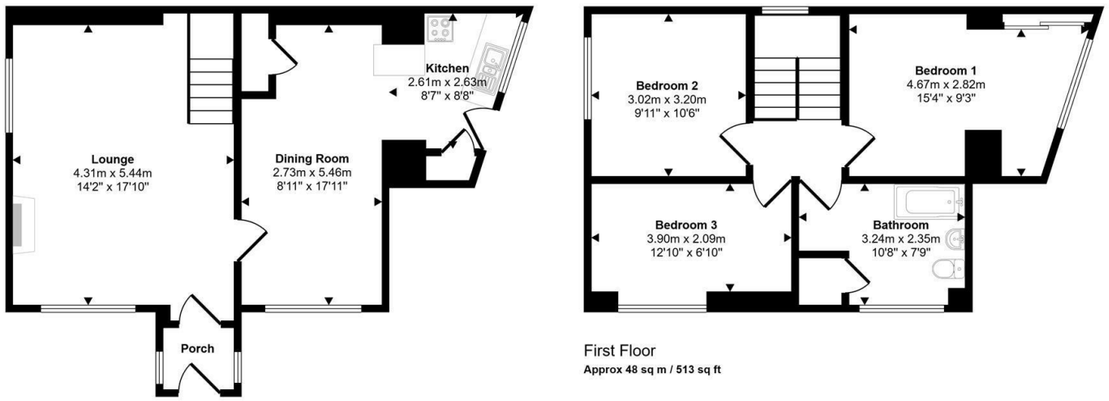
Approx Gross Internal Area
98 sq m / 1055 sq ft



Ground Floor
Approx 50 sq m / 542 sq ft

First Floor
Approx 48 sq m / 513 sq ft

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 Drainage, Mains Electric, Mains Water
HEATING: Oil Central heating
TAX: E

We would respectfully ask you to call our office before you view this property internally or externally
JETH/ESL/10/24/ok

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

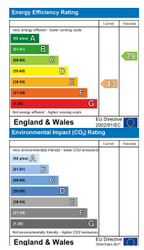
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



Victoria Cottage Roch, Haverfordwest, Pembrokeshire, SA62 6JU

- Detached Cottage
- Coastal Views
- Two Reception Rooms
- Located In The Heart Of Roch Village
- Open Fire & Oil Central Heating
- Period Features
- Three Double Bedrooms
- Garden To Front
- Close To Primary School
- EPC Rating: E



Offers Around £200,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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The Agent that goes the Extra Mile



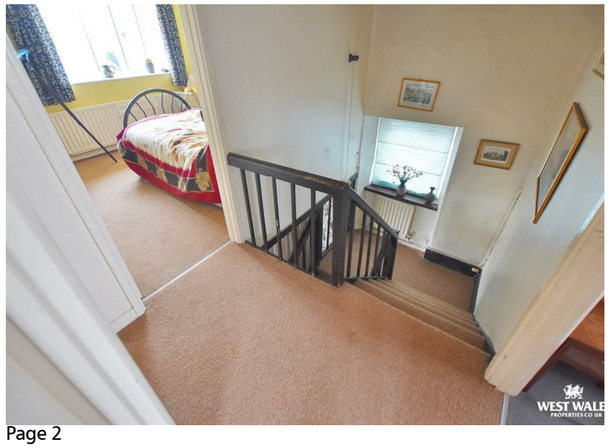


















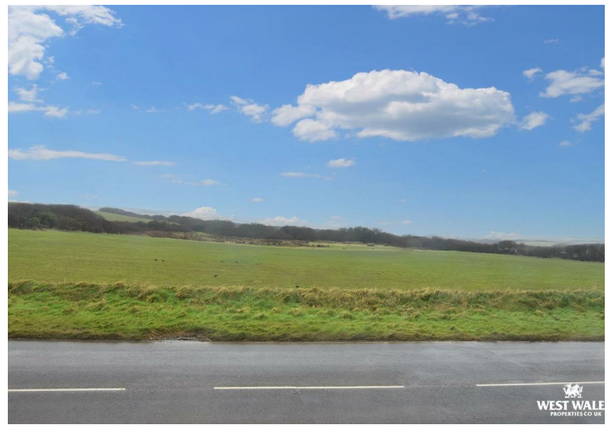
Victoria Cottage is a detached cottage located in the edge of Roch village, enjoying coastal views to the west. Dating back to around1850 and originally built to accommodate the workers of the nearby Victoria Inn, the property would benefits from some modernization but retains many historical features and charm. The layout of the property briefly comprises of an entrance porch, living room with open fire and an open plan kitchen/dining room to the ground floor. On the first floor are three double bedrooms and a family bathroom.

Externally, there is a cottage garden to the front of the property, enclosed by a low level boundary wall and pedestrian gate, The views of the coast can be enjoyed from all Western aspects within the property.

This property boasts endless potential and is in a prime position for access to the beautiful St David's peninsula. Viewing is highly recommended!

The village has a public house and a popular primary school, all within walking distance. There is a regular bus service to Haverfordwest with its excellent shops, Solva with its pretty harbour and good eating places only 4 miles away and St David's with its wonderful Cathedral and old Bishop's Palace only 7 miles away. Roch is a thriving community, which also benefits from a Parish Church, and Community Hall. It is just 1.7 miles away from the famous surfing sandy beach at Newgale, and the cove at Nolton Haven. It is a convenient location for pleasant walks inland to Brandy Brook Valley and Roch Mill is the last remaining of five water mills.







DIRECTIONS

From our Haverfordwest Office, proceed up High Street and follow the one-way system down Barn Street. Take the first left after Lidl. At the roundabout take the first left onto Thomas Parry Way. Take the second left at the next roundabout. Proceed on this road for approximately six miles. When you arrive in Roch, you will find the property on the right-hand side at the junction onto Roch Hill. What 3 Words: inert.conductor.practical

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