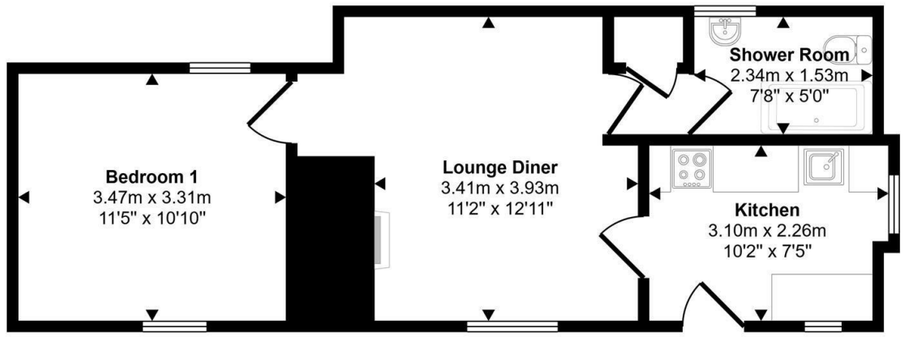
Approx Gross Internal Area
41 sq m / 446 sq ft



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: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water
HEATING: Electric
TAX: Band N/A

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

JETH/ESL/04/26/DRAFT

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
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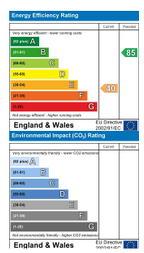






Emery Cottage, Mathry, Haverfordwest, SA62 5HA

- Quaint Detached Cottage
- Full Of Charm And Character
- Garden To Front
- Wood-Burner In Inglenook Fireplace
- Electric Heating
- One Double Bedroom
- Sought After Village Location
- No Onward Chain
- Shower Room
- EPC Rating: E



Offers Around £220,000

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The Agent that goes the Extra Mile





















Welcome to Emery Cottage - a rare opportunity to purchase a quaint character cottage which represents Pembrokeshire charm at its finest! This beautiful little gem is the perfect bolt hole and is being offered for sale with the huge appeal of no onward chain!

Entering the property into the kitchen, the property comprises of a kitchen which is equipped with wooden units, a Belfast sink, space for a cooker and two under counter appliances. An open plan living room/diner boasts a wood-burning stove within an original inglenook fireplace, with a vaulted ceiling displaying exposed beams and lintels. There is one double bedroom with access to loft space, and a shower room. The property boasts charm and original features in abundance both internally and externally, one of it's most striking features is the red tin roof! The property is served by hardwood windows and electric storage heaters. The vendor advises that the following items would be included in the sale: cooker, fridge, dishwasher, fitted carpets, curtains and poles, and light fittings.

Externally, there is a lawned garden to the front lined with yew trees, giving ultimate curb appeal and a pleasant place to sit. To the rear the property is accessible via a footpath with a further small lawned area with small shed included

This property offers fantastic potential as a holiday let or would suit as a private 'lock up and leave' second home. A must see!

Mathry is a popular village situated some 2.5 miles from the North Pembrokeshire coastline at Abercastle, 8 miles from the Cathedral City of St Davids, and 5 miles from the harbour and ferry port of Fishguard, on the North Pembrokeshire coast. The village has a tea room, church, and public house, with wider facilities available in St Davids, Fishguard, and the county town of Haverfordwest, some 14 miles to







DIRECTIONS

From Haverfordwest take the A40 in the direction of Fishguard. When you reach the village of Letterston, take the left hand turn onto the B4331, and continue until you meet the T Junction for the A487. Turn left here and then take the next right-hand turn to Mathry. Follow the road up the hill, pass the green, turn right, then right again just after the old shop. Property will be on your left hand side. What3Words Reference messed.level.daydream

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