

NEW
INSTRUCTION



Kew Cottage, Newgale, Haverfordwest SA626AS

Offers over £575,000

NO CHAIN

Breathtaking 4 Bedroom Bungalow Situated In An Elevated Position With Views Over One Of Pembrokeshire's Finest Beaches

Lounge, Kitchen, Shower Room and Master En-Suite

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AW/RO/76709/140421

DESCRIPTION

NO CHAIN

We are overwhelmed with the picture perfect views from this stunning property! A hidden gem boasting breathtaking views over one of Pembrokeshire finest beaches at Newgale!

The property is nestled into the hillside in a striking, elevated position giving a panoramic view of countryside and the sea. The property offers 4 Bedrooms, Lounge, Kitchen, Shower Room, Conservatory and Master En-Suite.

Externally there is off road parking for approximately 5 cars, access to an elevated grassed area which lends itself for a perfect seating area to absorb the views! To the front and side of the property there are patio area and lawn gardens which slope down the hill. We cannot express how lovely this property feels with a huge amount of light and space it has to offer!

ENTRANCE HALL

Hardwood door to rear aspect, obscured glazed window to rear aspect, 2 x storage cupboards (one with radiator), radiator.

KITCHEN

17'10 x 14'03 (5.44m x 4.34m)

Double glazed window to rear and side aspects, door to rear aspect, a range of base and wall units, LPG Hob, electric oven, boiler, space for fridge freezer, space for washing machine, space for tumble dryer, space for dishwasher, radiator, extractor fan, tiled floor.

LOUNGE

23'03 x 19'02 (7.09m x 5.84m)

Double glazed patio doors to front aspect, double glazed window side aspect, radiator x 3, log burner, laminate flooring.

BEDROOM 4/STUDY

10'0 x 9'04 (3.05m x 2.84m)

Glazed window to front aspect, radiator.

SHOWER ROOM

8'09 x 8'09 (Max) (2.67m x 2.67m (Max))

Obscured glazed window to rear aspect, low level W/C, wash hand basin, walk in shower

BEDROOM 2

10'07 x 9'11 (Max)
(3.23m x 3.02m (Max))

Double glazed window to rear aspect, radiator.

BEDROOM 3

12'02 x 10'06 (Max)
(3.71m x 3.20m (Max))

Double glazed window to front aspect, radiator.

CONSERVATORY

19'02 x 10'11 (5.84m x 3.33m)

Double glazed windows to front and side

aspects, double glazed door to side aspect, radiator x 2, tiled floor.

BEDROOM 1

16'01 x 9'09 (4.90m x 2.97m)

Double glazed sliding patio door to front aspect, radiator.

EN-SUITE

10'07 x 9'10 (3.23m x 3.00m)

Obscured double glazed window to rear aspect, low level W/C, bidet, wash hand basin, bath, shower cubicle with electric shower, radiator, loft hatch, carpet flooring.

EXTERNALLY

To rear: Off road parking for approximately 6 cars, gated access to the gardens from either side of the property. Steps lead up to a hidden grassed area which has potential for a good patio/sitting area. This pathway also leads up to a garden shed.

To front: A patio area steps down onto a large lawned area. This slopes down and has been levelled off in some places. Please refer to the land registry plan to see the boundary layout.

To side: A hard standing area which lends itself for another patio area or even an extension (STP).

SERVICES

We are advised that mains water and electric are connected to this property.

PLEASE NOTE:

Please note that some of our photographs are taken with a wide angle lens camera.

VIEWING

By appointment with the selling Agents on 01437 768 281 or e-mail haverfordwest@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to
4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Haverfordwest Heading North West on the A487 St Davids Road to Newgale. Follow this road passing the Beach on your left, Over the Bridge and follow the road around to your left and take the right turning up a lane as denoted by our John Francis For Sale Board. Continue right up to the top of the lane and you will drive into the parking area for Kew Cottage.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		45
(21-38) F		
(1-20) G	1	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

John
Francis