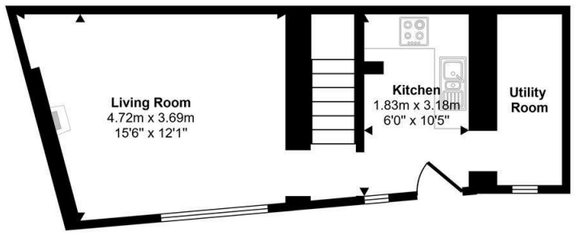
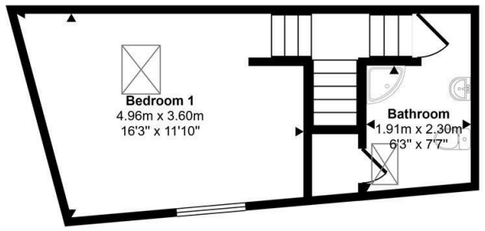
Approx Gross Internal Area
55 sq m / 587 sq ft




Ground Floor
**Approx 30 sq m / 321 sq ft**




First Floor
**Approx 25 sq m / 266 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 Electric, Mains Water, Private Drainage
HEATING: Electric
COUNCIL TAX BAND : B

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

EJL/CC/10/26/OK EJL

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

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*

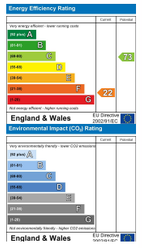
Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk
TELEPHONE: 01646 680006



01646 680006
www.westwalesproperties.co.uk

# Forge Cottage Cosheston, Pembroke Dock, Pembrokeshire, SA72 4SF

- No Chain
- One Bedroom
- Character Features
- Courtyard Garden
- Electric Heating
- Semi Detached Stone Cottage
- Lounge with Wood Burner
- Rural Setting
- Two Allocated Parking Spaces
- EPC TBC

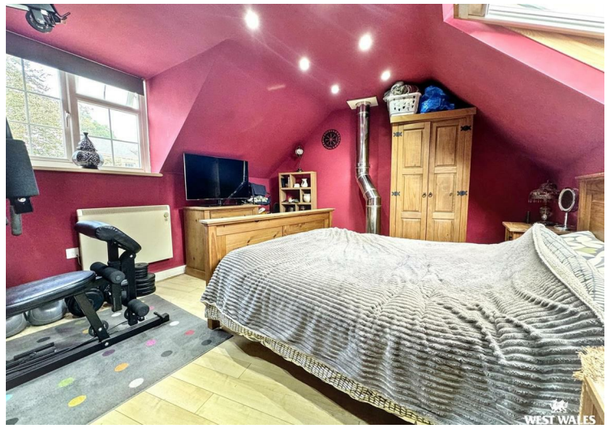


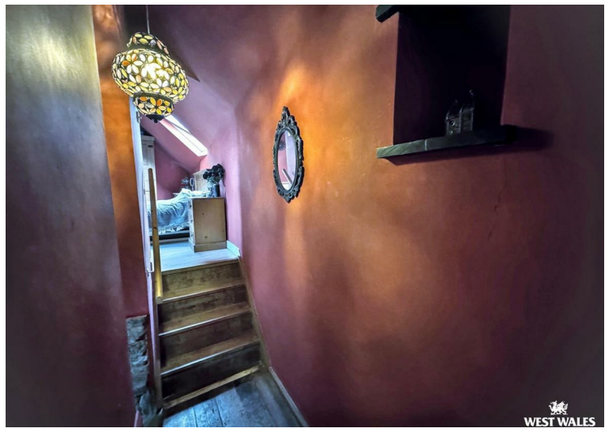

## Offers In Excess Of £130,000

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

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

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





Nestled between the picturesque villages of Cosheston and Milton in the heart of Pembrokeshire, this charming semi-detached stone cottage boasts a wealth of original character features, including exposed stonework, beams and slate window ledges.

The accommodation comprises a kitchen, utility area, lounge with wood-burning stove, double bedroom and shower room.

Externally, a delightful courtyard garden provides the perfect setting for relaxing and al fresco dining, while two allocated parking spaces add further convenience. The property also offers access to walks along the estuary.

Ideal as a first-time purchase, holiday bolt hole or investment opportunity, this delightful cottage offers a characterful retreat in a picturesque rural setting.

Cosheston is a picturesque and highly desirable village, ideally located between the popular towns of Tenby, Narberth, Pembroke, and Haverfordwest, all of which offer a wide range of everyday amenities including schools, healthcare facilities, supermarkets, and excellent transport links. Within the village itself, you'll find a well-regarded primary school, a popular pub and restaurant, two churches, and a community playing field. The stunning coastal destinations of Tenby and Saundersfoot are just a short drive away, offering beautiful beaches and a wealth of leisure activities.

## DIRECTIONS

Leave the office heading north-east along Main Street through Pembroke town centre — Pembroke Castle will be on your left. Continue straight onto the A477 towards Pembroke Dock / St Clears. After approx. 1 mile, pass the turn to Milton, then take the next left — signposted Cosheston. Follow the lane into the village — road bends right then uphill. At the crossroads by the village hall/war memorial, go straight across. Continue a short distance — Forge Cottage is on your left. The exact entrance/driveway is at ///cassettes.replaces.impulse — marked by a traditional stone cottage frontage.

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