



## Folly Cottage , Haverfordwest, SA62 5QZ

**Offers Over £250,000**

\*Charming Pembrokeshire Cottage

\*2/3 Bedrooms

\*Village Location

\*Off Road Parking

\*Enclosed Low Maintenance Rear Garden Space

\*Beautifully Maintained & Updated By Current Owner

## Description

Nestled within the picturesque embrace of a rural village, this semi-detached character cottage embodies timeless charm and modern comfort. Boasting 2/3 bedrooms, it welcomes you with an ambiance of tranquility and warmth. Impeccably presented, this residence seamlessly blends its charming original features, including delightful beamed ceilings, with contemporary upgrades such as double glazing and a sunlit conservatory, offering the best of both worlds.

The rear garden, a verdant oasis of serenity, beckons with its generous proportions and thoughtful design. Ensuring absolute privacy, it invites you to unwind amidst its lush greenery. Carefully crafted for simplicity and convenience, this outdoor haven is a testament to effortless maintenance, allowing you to savor leisurely moments without the burden of extensive upkeep. With every corner radiating with character and every modern amenity at your fingertips, this cottage promises a lifestyle of refined rural living.

## Lounge/Dining Room



Property accessed via obscure pvc door, wooden effect flooring, stone feature wall, log burner sat on a brick hearth, radiator, double glazed windows to fore, exposed ceiling beams, understairs cupboard space, stairs leading to first floor landing, fitted shelving.

## Kitchen/Breakfast Room



A range of shaker style wall and base units with matching dresser, display cabinet and shelving, work surface, sink

and drainer with mixer tap over, tiles to floor, plumbing for washing machine, space for white goods and cooker, opening through to conservatory.

## Conservatory



Pvc door to side leading out to rear garden space, double glazed windows to rear and side, boiler, radiator, blue tinted roof, space for white goods and a sitting area.

## Bathroom



Obscure double glazed window to rear, wooden effect flooring, full height wall tiles, pvc splash back panel, low level w.c, wash hand basin, bath with Mira shower and glass screen over, wall mounted heated towel rail.

## Storage Cupboard

Cupboard space housing hot water tank.

### Bedroom 3



Window to rear aspect, radiator.

### First Floor Landing

Velux window to rear over staircase, fitted cupboard space, wood paneling to walls, doors off to:

### Bedroom 1



Velux windows to rear aspect, double glazed window to side, radiator, fitted wardrobe space, storage cupboards into eaves space, exposed ceiling beams.

### Bedroom 2



Velux window to rear aspect, radiator, fitted shelving and clothes rail.

### Externally



At the forefront of the property stands a charming pathway, gracefully guiding visitors towards the inviting front door. Flanked on either side are areas adorned with arranged stones, offering ample space for convenient parking arrangements. Moreover, discreetly nestled alongside is convenient side access, providing a seamless transition to the enchanting rear garden space, where endless possibilities for relaxation and entertainment await.

At the back of the property lies a secluded haven—an enclosed, low-maintenance tiered garden that promises both tranquility and charm. Ascending steps gracefully lead to the elevated upper tier, offering a picturesque view of the surroundings. Lush borders of mature shrubs and trees frame the landscape, creating a verdant backdrop that evolves with the seasons. Delicate decorative stones embellish the pathways, adding a touch of elegance to the outdoor space. Nestled amidst this natural beauty is a cozy

patio sitting area, perfect for intimate gatherings or moments of reflection. Completing the ensemble is a sturdy timber and block storage shed, providing practicality without compromising on style.

## Services

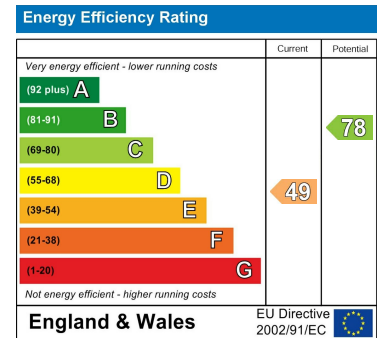
## Floor Plan



## Area Map



## Energy Efficiency Graph



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