

## 3 MERRION VILLAGE MERRION, NR. PEMBROKE SA71 5HT **OFFERS AROUND £275,000**

**AN ATTRACTIVE EXTENDED COTTAGE-STYLE SEMI-DETACHED HOUSE WITH LARGE ATTRACTIVE WEST FACING GARDEN, CLOSE TO FRESHWATER WEST PLUS SEVERAL OTHER STUNNING SANDY BEACHES AND BEAUTY SPOTS**



- SITTING ROOM
- DINING/FAMILY AREA WITH CONSERVATORY
- GROUND FLOOR MASTER BEDROOM WITH EN-SUITE
- 2 BATHROOMS & 3<sup>rd</sup> WC
- KITCHEN
- SIZEABLE UTILITY ROOM
- AMPLE PARKING & LARGE ESTABLISHED REAR GARDEN
- 3 FURTHER BEDROOMS

## **GENERAL**

Merrion is a small hamlet with only a handful of properties within the beautiful south-west section of the Pembrokeshire Coast National Park, a rural/coastal setting but not remote.

A short distance are a number of magnificent sandy beaches including Freshwater West, Angle, Broadhaven, Barafundle and Freshwater East, plus the idyllic Bosherton Lilly Ponds, St Govans Head and Stackpole Quay etc. The historic town of Pembroke is approximately 5 miles away.

The Cottage itself was originally built in the late 19th century for workers at Merrion Court and fairly recently it has been extended now offering a spacious utility area with master bedroom and en-suite on the ground floor, which subject to consent could potentially be converted into an annexe. The beautiful gardens with views and the rear family/dining room with conservatory a further special features.

The Cottage offers great character with pointed stone and exposed beams etc and would make an ideal purchase for a wide variety of buyers.

***With approximate dimensions, the accommodation briefly comprises...***

## **GROUND FLOOR**

<b>Entrance Porch</b>	Door to ...
<b>Sitting Room</b>	14'10" x 11'1" (4.52m x 3.39m maximum measurements) attractive room with double glazed multi pane window to fore, ornate open fire with slate hearth, recess alcove, stairway to first floor, door to ..
<b>Kitchen/Breakfast Room</b>	13'9" x 7'3" (4.19m x 2.22m) base kitchen units, stainless steel 1.5 bowl single draining sink unit, Hotpoint lp gas cooker, space for fridge freezer, under stair opening, Worcester floor standing central heating boiler built in cupboard with opening to ...
<b>Inner Hall</b>	
<b>Cloakroom</b>	5'2" x 2'9" (1.57m x 0.83m) WC, wash hand basin, obscure window, obscured window into conservatory.
<b>Family/Dining Room/Conservatory</b>	18'1" x 12'0" (5.52m x 3.67m maximum measurements) double glazed window to rear, glazed window and door into utility.
<b>Utility</b>	13'10" x 13'7" (4.22m x 4.13m maximum measurements) base kitchen units, 1.5. bowl stainless steel single draining sink unit, multi paned window to fore, door to fore, part glazed door to rear garden, space for washing machine and tumble drier, extractor unit, door to ...
<b>Master Bedroom</b>	16'6" x 12'0" (5.02m x 3.67m) plus passage (2.15m) airing cupboard, store cupboard, dual aspect Upvc double glazed window to rear and patio doors to side, oak flooring with door to ...
<b>En-suite</b>	6'8" x 6'0" (2.02m x 1.82m) shower enclosure with Mira electric shower, pedestal wash hand basin with shaving light, WC, extractor unit obscure double glazed window to side.
<b>FIRST FLOOR</b>	
<b>Landing</b>	Built in cupboard, loft access.
<b>Bedroom 2</b>	12'0" x 8'3" (3.67m x 2.51m) (plus over stair cupboard) double glazed multi pane window to fore.
<b>Bedroom 3</b>	10'6" x 7'4" (3.20m x 2.24m) Upvc double glazed window to side.
<b>Bedroom 4/Office</b>	9'1" x 7'5" (2.77m x 2.27m) (plus door recess) Upvc double window to rear, stunning garden and rural outlook views.

**Shower Room** 6'1" x 6'0" (1.85m x 1.83m) Upvc obscured double glazed window to rear, shower enclosure with Mira electric shower, WC, pedestal wash hand basin, extractor unit.

**OUTSIDE** To the front there is a gated driveway with parking for multiple vehicles. There is a brick paved area and rockery style borders housing an array of plants and shrubs with a slightly raised seating area.

In the front garden there are further stone planting borders, storage area and outside tap.

To the rear which is a special feature of this lovely property offering a slabbed patio area with brick barbecue with outside tap and outside lighting leading out to the very well maintained and expansive lawned garden with attractive stone wall to one side and an array of mature plants, trees and shrubs plus fruit trees intermediately planted. Superb countryside views along with a lovely view of St Mary's Church steeple.

To the rear of the garden are two Sheds:-

**Shed 1/Workshop** 19'8" x 8'6" (6.0m x 2.58m) with triple aspect windows, lighting and power.

**Shed 2** (timber) 9'10" x 6'0" (3.00m x 1.83m) with lighting.

**SERVICES (none tested)** Mains water and electricity, private drainage, oil fired central heating from a Worcester boiler located in the Kitchen, predominantly double glazed windows.

**TENURE** Freehold.

**DIRECTIONS** From Pembroke proceed south up St Daniels Hill on the B4319 and before reaching Maidenwells turn left signposted Stackpole and Bosherton. Follow this road for a few miles until seeing the Merrion training camp on the left hand side take the next turning on the right for Merrion village and No. 3 will be found a short distance on the left hand side.

**COUNCIL TAX BAND** Band B - £1580.40 for 2025

**ENERGY PERFORMANCE** Tbc

**VIEWING** **STRICTLY BY APPOINTMENT WITH THE SOLE AGENT  
GUY THOMAS LLP ON 01646 682342.**

Ground Floor



First Floor



**FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE**