



West Cottage, Jameston
OFFERS IN REGION OF £295,000

- **Characterful Semi-detached Cottage**
- **3/4 Bedrooms, 2 Bathrooms, Spiral Staircase**
- **Well Presented**
- **Approx 1 Mile To Manorbier Beach**
- **Garden Front & Rear**
- **Garage & Parking**
- **Popular Village Location**
- **EER - F**

THE PROPERTY

West Cottage is a three / four bedroom character cottage situated in the popular village of Jameston. The original part of the cottage is over 300 years old. The accommodation comprises of Lounge, Kitchen / Breakfast Room, Bathroom, Bedroom on the ground floor. The first floor comprises of 2 Double Bedrooms, Bathroom and further Bedroom, currently being used as a spacious office. The cottage benefits from many character features, such as, beamed ceilings and a solid fuel burner in the Lounge. Externally there is a private walled garden to the front and a garden with Pergola and rural views to the rear, a garage with utility area and parking for 3 cars. West Cottage is less than a mile away from Manorbier Beach and the stunning Pembrokeshire Coast. Jameston is equidistant to Tenby and Pembroke, both of which offer a variety of shops and amenities.

ENTRANCE

Enter via uPVC and glass door into hallway with plenty of space for coats and boots. Doors to Bathroom and Kitchen. Slate flooring.



BATHROOM

Fitted with P shaped bath with shower over, WC and wash hand basin, part tiled walls, slate flooring, frosted window to rear.



KITCHEN/DINER

4' 60" x 2' 97" (2.74m x 3.07m)
Windows to front and side . Fitted with a range of wall and base kitchen units with matching solid wood worktop. Porcelain 1.5 sink and drainer with mixer tap. Built in 4 ring ceramic hob with extractor over. Built in BEKO eye level oven and microwave. Integral fridge/freezer. Wood laminate flooring, ceiling beams and spot lights.



KITCHEN REVERSE



LOUNGE

16' 5" x 13' 4" (5m x 4.06m)
Cosy room with a solid fuel burner, set on a stone plinth and solid wood surround. Beamed ceiling and spiral staircase to first floor. Large window to the front and door to bedroom 4.



LOUNGE ASPECT 2



BEDROOM 4

13' 4" x 10' 11" (4.06m x 3.33m)
Window to front, carpeted with beamed ceiling and ample space for bedroom furniture.



FIRST FLOOR LANDING

Accessed via spiral staircase from the lounge. Doors to bedrooms

BEDROOM 1

13' 2" x 11' 5" (4.01m x 3.48m)
Exposed ceiling timbers, velux window to rear and painted stone wall on one side. Built in wardrobe.





BEDROOM 2

13' 5" x 11' 3" (4.09m x 3.43m)

Exposed ceiling timbers, velux window to the rear and built in wardrobe. Door to bathroom and bedroom 3.



BEDROOM 2 ASPECT 2



BATHROOM

Corner bath with shower over. Built in cupboard. Sloping ceiling with velux window facing the rear. wc and pedestal wash hand basin. Part tiled walls and laminate flooring.

BEDROOM 3 / OFFICE

13' 0" x 11' 3" (3.96m x 3.43m)

Window to side and velux to the rear. Sloping ceiling to floor level on one side.





EXTERNALLY

To the front there is a walled lawned garden with patio area to one side. Walled boundary and gated access to driveway and garage and access to the rear lawned area with patio, pergola and lovely countryside views.



FRONT GARDEN



REAR GARDEN



REAR PATIO WITH REURAL VIEWS



GARAGE

Single garage with double timber doors to the front. Rear door to utility area with plumbing and connection for tumble drier and washing machine.

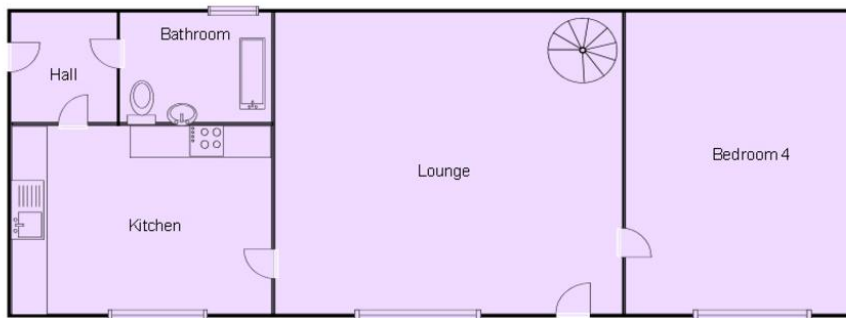
DIRECTIONS

Leave Tenby heading towards Penally, follow the road through Lydstep and on to Jameston. On reaching the village proceed past the Public house on the left hand side, and after a short distance the property will be found on the right.

FLOOR PLAN

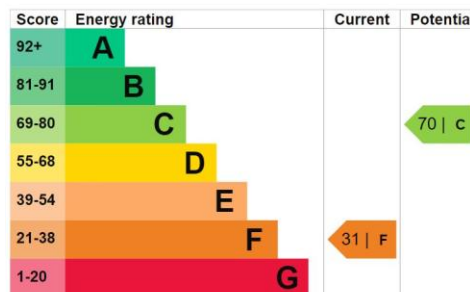


First Floor
For illustrative purposes only, not to scale.



Ground Floor
For illustrative purposes only, not to scale.

ENERGY PERFORMANCE GRAPHS



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