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OWEN & OWEN

CHARTERED SURVEYORS

FOR SALE
THE LAURELS AND ADJOINING BUILDING PLOT
(PLANNING CONSENT NOW LAPSED)
COSHESTON
PEMBROKE DOCK
SA72 4UJ



An attractive detached house situated within the popular village of Cosheston having the benefit of a lapsed Planning Consent for the construction of a detached three bedroom, two bathroom house with attached garage in the western portion of the garden.

The house stands in an elevated position in the centre of the village and there are attractive views over open countryside from the rear garden.

The property is in need of substantial repair and modernisation.

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

Location: **The Laurels** is situated in the village of Cosheston a small rural village with the principal town of Pembroke Dock being some three miles to the west.

The village has an excellent primary school and historic church together with the benefit of a popular public house serving good food.

Description: **The Laurels** is a detached house in need of repair and refurbishment which offers immense scope for the creation of a charming family home.

Planning Permission has formally been granted for the erection of a detached three bedroom, two bathroom house with attached garage. This Planning Permission has now lapsed and the former Planning Permission Ref. No. was 11/1045/PA.

The extent of the former plot is shown hatched green on the attached plan.

Access to the plot is from the entrance to the Westhaven development off Point Lane and licence arrangements have been made with the Highway Authority for access over the highway verge.

The plot is un-serviced and prospective purchasers of **The Laurels** and the adjoining plot which will be sold as a whole should make their own enquiries with the various utility providers regarding the availability and capacity of all services.

Accommodation: UPVC double glazed door to

Hallway: With patterned tiles, carpeted stairs leading to the first floor

Door to

Dining Room: With open fire and tiled fireplace. Double glazed window to the front of the property.
10'9" x 13'3"

Sitting Room: With an open fireplace and tiled fireplace. Double glazed window to the front of the property.
11' x 13'3"

From the sitting room a door leads to

Rear Hallway: With door leading to the side of the property.

Kitchen: Range of base and wall units with work surface over. Esse solid fuel stove which provides some heating and hot water. The Esse is also used for cooking.
9'10" x 14'

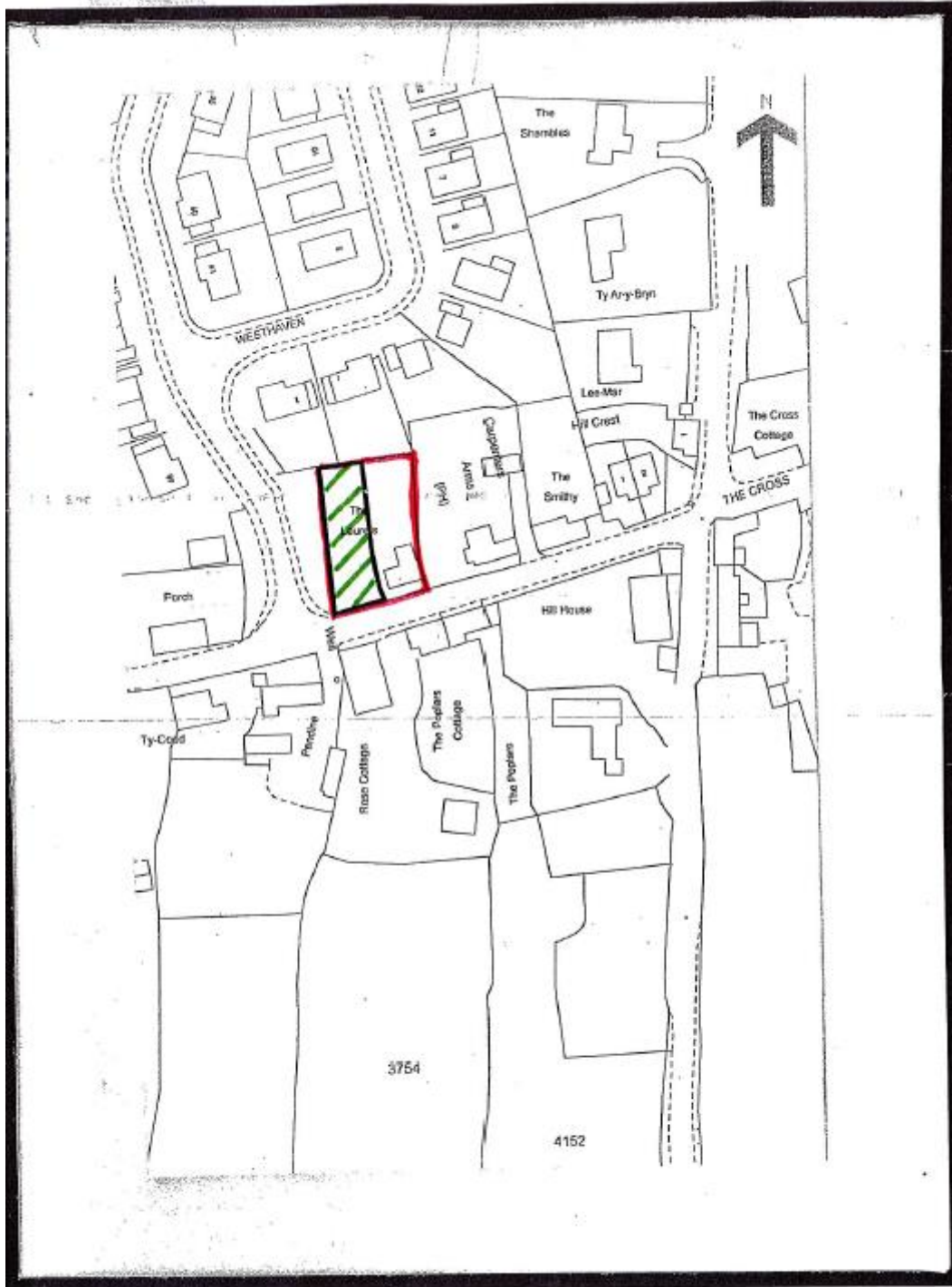
Stainless steel sink unit with cupboards below. Quarry tiled floor. Double glazed window to the rear of the property.

Door to

Bathroom: Pedestal wash hand basin. Panelled bath. Double glazed window to the side of the property. Small airing cupboard housing hot water cylinder tank.

Carpeted stairs lead to the first floor half landing with double glazed window to the rear of the property.

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| Bedroom 1: 14'5" x 14'8"(max) | With two double glazed windows to the front of the property. |
| Separate w.c.: 5'10 x 4'3" | With wash hand basin. Low level flush w.c. Electric water heater. Window to the side of the property. |
| Bedroom 2: 11'6" x 10'10" | With double glazed window to the front of the property. |
| Bedroom 3: 14'10" x 10' | With double glazed window overlooking the side of the property. Built in shelving. |
| Gardens: | <p>Steps lead up from Point Lane to the front courtyard and a pathway leads around the side of the property to the rear garden which is elevated above the house.</p> <p>The rear garden is most attractive and whilst mainly laid to lawn has many mature shrubs and trees and benefits from distant country views.</p> <p>There is a greenhouse and coal store situated to the rear of the property.</p> |
| Services: | We understand that mains water and electricity are connected to the property. |
| Local Authorities: | Pembrokeshire County Council County Hall Haverfordwest Pembrokeshire SA61 1TP Tel. No. 01437 764551 |
| Tenure: | The property will be sold freehold with vacant possession being given upon completion. |
| Appliances: | Please note that no appliances have been tested. |
| Purchase Price: | £195,000 (one hundred and ninety five thousand pounds) for the freehold interest. |
| E.P.C. Rating: | G |
| Viewings: | Strictly by appointment with the sole selling agents Messrs Owen & Owen of 142 Main Street, Pembroke, Pembrokeshire SA71 4HN Tel. No 01646 621500. E.Mail: info@owenandowen.co.uk |



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FOR IDENTIFICATION PURPOSES ONLY

Based upon the Ordnance Survey Map with the sanction
 of the controller of H.M. Stationery Office.

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