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# **OWEN & OWEN**

## **CHARTERED SURVEYORS**

### **4 Pisgah Cottages, Cresselly, Kilgetty, Pembrokeshire, SA68 0TD**



**Semi Detached Character Pembrokeshire Cottage.  
In Need of Total Renovation.**

**With Scope to Create a Small Family Home.  
Cash Purchasers Only.**

**Viewing essential to appreciate the scope of the project.  
Offers in excess of £140,000**

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.

**Description:** Semi Detached Character Pembrokeshire Cottage located in the hamlet of Pisgah, near Cresselly and close to Cresswell Quay.

In need of total renovation and currently providing only very basic accommodation. An increasingly rare renovation opportunity to create a dream home and garden.

Suitable for Cash Purchasers Only.

**Location:** Pisgah is a small hamlet close to the Cresswell River, with the famous Cresswell Quay and the iconic Cresselly Arms public house, only a short distance away.

The towns of Pembroke, Narberth and Haverfordwest are approximately 7 miles, 8 miles and 15 miles away from Pisgah. The beaches at Manorbier are approximately 8 miles away, with the seaside towns of Saundersfoot and Tenby approximately 7 miles and 9 miles away.

**Accommodation:**

Front door in to Entrance Hallway with door off into

Lounge: (3.4m x 3.8m) with sash windows to the front and opening for a fire place – not in use.

Living Room/Dining Area: (2.37m [3.59max] x 3.81m) with open fire. Sash windows to the front

Through to small kitchenette with sink and water supply, through to WC with toilet, pedestal sink and water heater.

From Dining Room up staircase (very steep traditional staircase) up to two further rooms to potentially provide bedroom space (restricted headroom). Not been used as bedrooms for many years.

Large garden to the rear with room for an extension subject to obtaining the necessary planning permissions. Small garden area to the front.

The property is a relatively untouched and unmodernised Pembrokeshire Cottage with considerable scope and potential for a new owner with both the vision and budget to invest in the property.

**Services:** Mains water supply, mains electric. private sewerage via a cesspit in the rear garden. Openreach Telecom Services.

**Tenure:** We are advised the property is freehold, with vacant possession available on completion.

**Local Planning**

**Authority:** Pembrokeshire Coast National Park Authority

**Listing Status:** The property is not currently listed.

**Method of**

**Sale:** For sale by private treaty.



**Viewing Days:** There will be an initial set number of viewing days for viewings. Please contact the office for further information.

**Directions:** Coming from Carew bridge, proceed north on the A4075 and bear left in the hamlet of Whitehill, signposted Cresswell Quay. Stay on this road for approximately 1 mile and the property will be found on your left-hand side (as indicated by our For Sale board). The property is opposite Pissah Chapel.

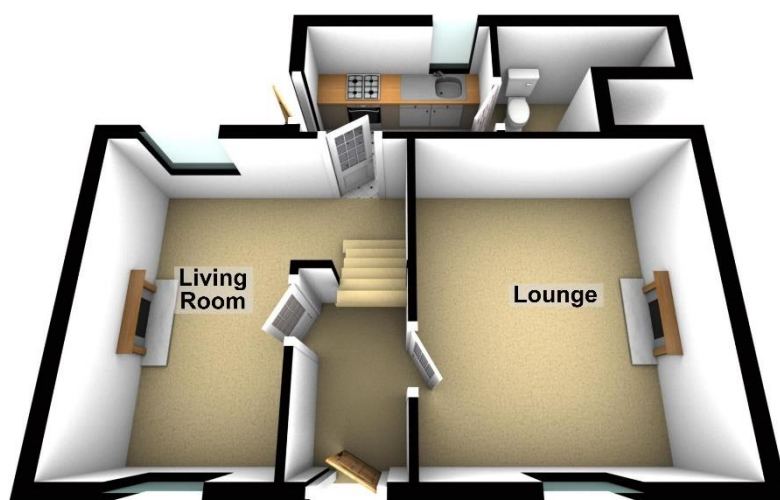
**Contact:** Cresselly Estate – Managing Agents, Owen & Owen  
Lloyd James or Lucy Luke - 01646 621500







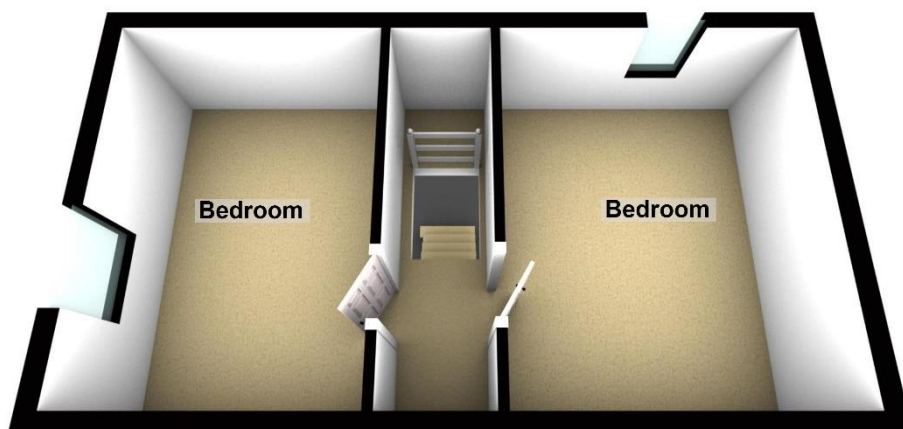
### Ground Floor



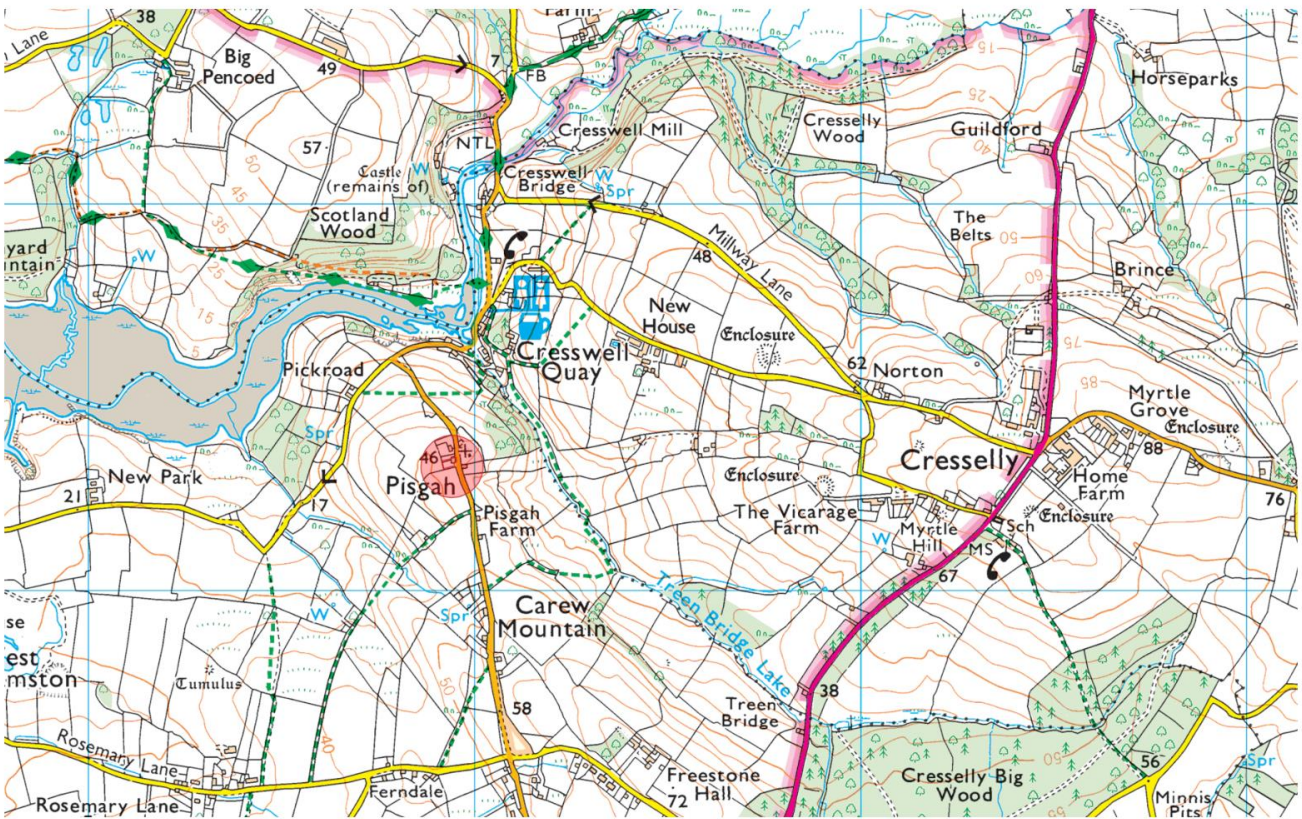
This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.

Plan produced using PlanUp.

### First Floor







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200 m  
Scale 1:11507 (at A4)



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50 m  
Scale 1:1250 (at A4)

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