







VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold.

SERVICES: We have not checked or tested any of the services or appliances at the property. Mains Water, Mains Drainage, Mains Electric, Mains Gas

HEATING: Gas Central Heating and Solar Panels

TAX: Band G

SLS/AMA/12/24/DRAFT

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585



01646 698585 www.westwalesproperties.co.uk











Dolphin House Church Road, Llanstadwell, Milford Haven, Pembrokeshire, **SA73 1EB**

- Detached House
- **Bathroom & Shower Room**
- Panoramic Estuary Views
- Accommodation Over Three Floors
- Ample Off Road Parking & Double

Offers In The Region Of £575,000

- Four Bedrooms with Master Ensuite
- Lounge, Dining Room & Sun Room
- Approx 0.4 Acre Plot
- Located on a Private Road
- EPC Rating C



COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA EMAIL: milford@westwalesproperties.co.uk TELEPHONE: 01646 698585 30 Years

The Agent that goes the Extra Mile





















DRAFT

An exciting opportunity to purchase a detached house with accommodation over three floors and in an elevated position giving panoramic estuary views. Located in the sought-after village of Llanstadwell and occupying approx a 0.4 acre plot, this property offers versatile living with well-proportioned rooms, a balcony to sit and enjoy al fresco dining, and is a perfect vantage point to appreciate the activity on the Cleddau Estuary. The property is approached via a private road,

The accommodation briefly comprises an entrance door into the vestibule, boot room with cloakroom, utility room, pantry, hallway, kitchen, dining room with french doors to balcony, lounge and sunroom, There are stairs to the first floor and also stairs to the ground floor where there is an office, hall and store room split into three separate rooms. Please be advised there is some restricted head height in this area. The first floor offers a master bedroom with a hidden ensuite, a bathroom with a whirlpool bath, a shower room, and three further bedrooms.

Externally: A drive with ample off-road parking leads to the attached double garage, and the gardens that are tiered and to the front and rear. There is a summerhouse and a pond. To the front, there is a spiral staircase that gives access to the balcony.

The village of Llanstadwell is situated half a mile from the town of Neyland, which has local stores, primary schools, surgery, and the Marina. It is also 5 miles from the port town of Milford Haven, which has local primary and high schools, superstores, restaurants, and shopping.







DIRECTIONS

DIRECTIONS: On leaving Milford Haven office, head to Great North Road and turn right onto Coombs Road. Continue on this road and turn right onto Military Road. Continue straight over and mini roundabouts and as you arrive in Neyland, before you reach the promenade, take the turning right onto Church Road, continue on until you are at the church, opposite the church you will see a private road on the right handside, follow this road and the property can be found on the left hand side denoted by a sale board What3words: slightly.spelled.passwords

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.