



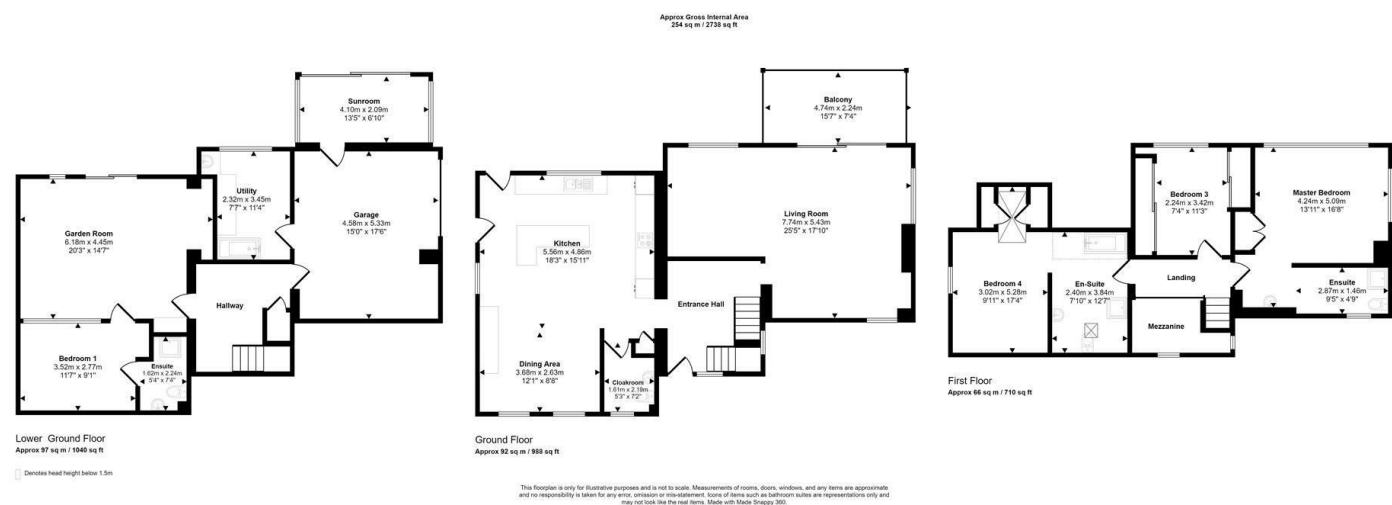
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*THE AGENT WITH THE
LONDON CONNECTION*



The Quarterdeck Burton Ferry, Burton, Pembrokeshire SA73 1PA

- Panoramic Views over Haven Waterway
- Four Bedrooms, 3 En-Suite
- Well Maintained Gardens
- Integral Double Garage
- Oil Central Heating
- Direct Access To Foreshore
- Three Reception Rooms
- Ample Driveway Parking
- Double Glazed
- EPC Rating: D

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.

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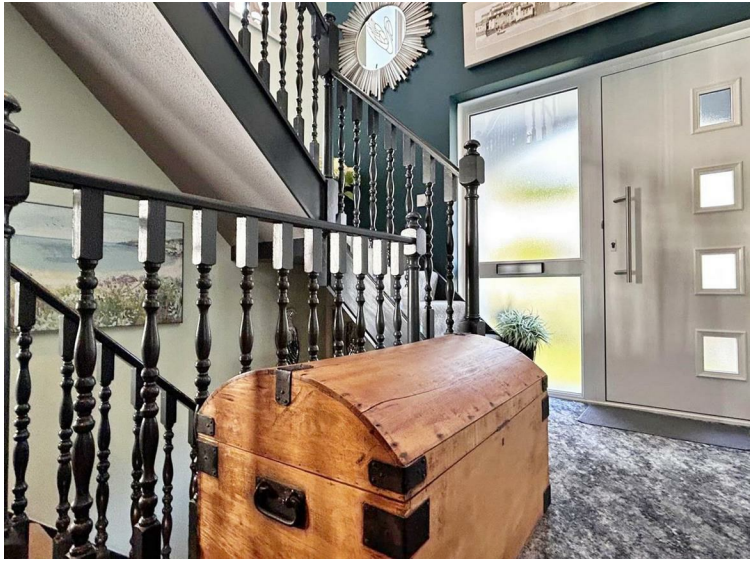
We Say...

WOW A rare opportunity to acquire this three-story waterside detached property with panoramic estuary views, it would make a wonderful family home for multi-generational living and has the potential to generate substantial income by creating a separate apartment from what is currently used as a garden and leisure rooms.

The accommodation comprises of lower ground floor hallway, bedroom with ensuite shower, garden room, utility room, sunroom, and integral double garage. Ground floor entrance hall open plan kitchen/dining area, cloakroom, living area with access to balcony seating area. First-floor master bedroom with ensuite, two further bedrooms (One with an ensuite).

Externally to the front is a tarmac driveway that offers ample off-road vehicular parking and a garden with mature shrubs. To the rear is a mature garden with a decking area ideal for that morning coffee or alfresco dining in the evening with steps down to the shoreline. With direct access to the Cleddau Estuary, this is ideal for anyone who enjoys sailing and water sports. The yacht club at Neyland Marina is nearby, and owners of the property have previously leased a mooring in front of the property from the Milford Haven Port Authority.

There is a range of amenities in and around the village has Burton including a country house hotel and The Jolly Sailor public house/restaurant. The village of Burton is located some 8 miles south of the County Town of Haverfordwest and 7 miles to Milford Haven, a short distance to Neyland Marina and the Cleddau Bridge, which gives access to Pembroke and South Pembrokeshire. The property is within the catchment area of two sought after schools - Cleddau Reach and Haverfordwest High. The stunning Pembrokeshire coastline is within easy reach, with beautiful sandy beaches at Marloes Sands, Broad Haven and Freshwater East.



DIRECTIONS

DIRECTIONS: From our Milford Haven office follow the main Haverfordwest road and on reaching the Horse and Jockey public house turn right and follow the signs for Pembroke, on reaching the Cleddau Bridge turn left towards Burton and follow the road along a short distance where you will find the property on your right hand side What3words pigment.unframed.takeovers

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water
HEATING: Oil Central Heating
TAX: Band G

We would respectfully ask you to call our office before you view this property internally or externally

SSG/AMA/04/24/OK EJJ

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AERIAL VIEW

