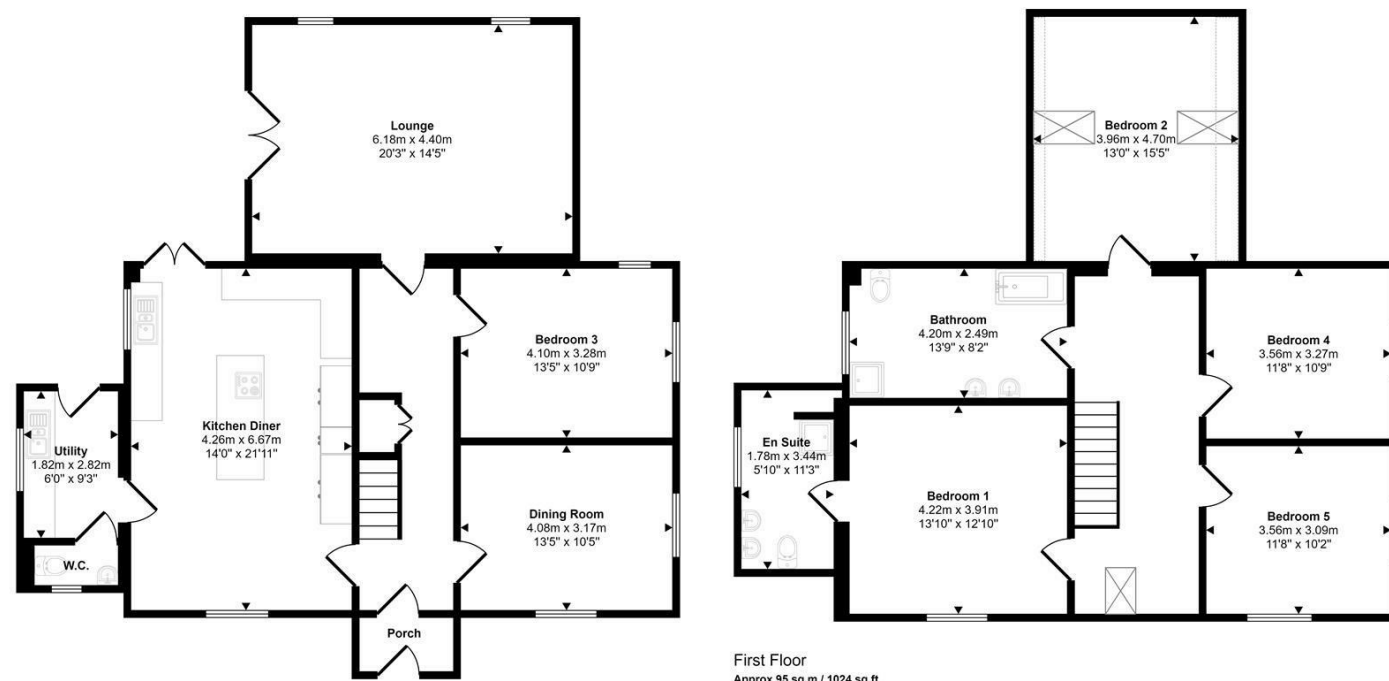


Approx Gross Internal Area  
203 sq m / 2186 sq ft



Ground Floor  
Approx 108 sq m / 1162 sq ft

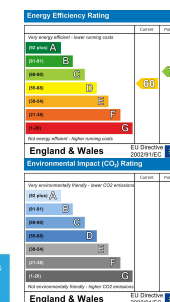
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### 3 West Grove Lane, Hundleton, Pembroke, Pembrokeshire, SA71 5RP

- Detached House
- Kitchen with Utility Room & WC
- Master with En-Suite
- Garden with Side Access
- Village Location
- Two Reception Rooms
- Five Double Bedrooms
- Ample Driveway Parking & Detached Garage
- Ideal Family Home
- EPC Rating D



Offers In Excess Of £440,000

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



Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS  
EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006



**The Agent that goes the Extra Mile**



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.  
COUNCIL TAX: Band ' F '

ref: ANN / LLT / 05 / 23 /takeonok  
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.

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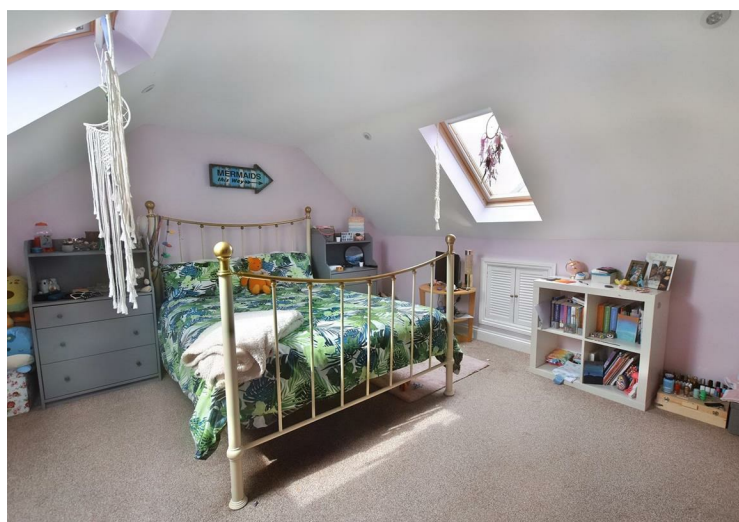
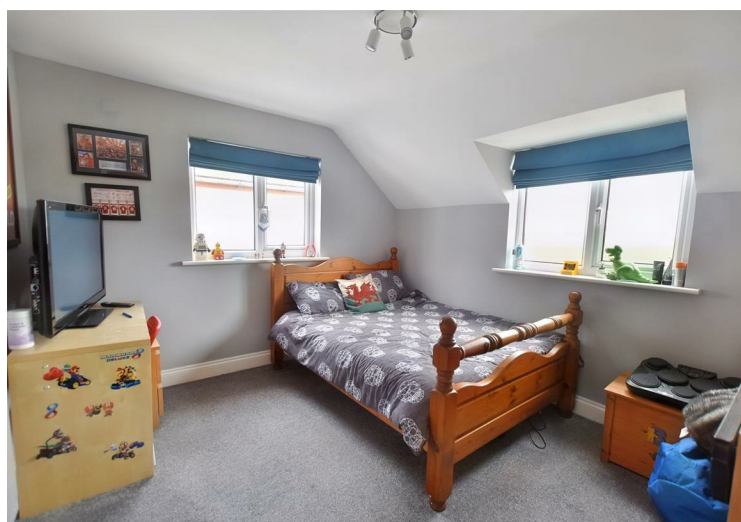




An immaculately presented house situated in the sought after village of Hundleton, just a short drive from Pembroke Town, boasting a range of local shops and cafe's and within 8 miles of idyllic sandy beaches such as Freshwater East, Freshwater West and Angle Village. The property makes an ideal family home due it's size and layout, which comprises; entrance hall, open plan kitchen/diner fitted with a range of modern units and a central island with French doors out to the garden, a utility room with WC, also with rear access. The ground floor also offers the living room with a central fireplace, a dining room and a further double bedroom. The first floor boasts the master bedroom with country views to the front with a modern ensuite, three further double bedrooms and a family bathroom fitted with a separate bath and shower.



Externally, to the front of the property there is ample driveway parking with side access into the garden. To the rear, the garden is mainly laid to lawn, with a loose slate pathway down the left hand side leading to the wood store and vegetable plots. Accessed via the utility, kitchen and living room there is a paved seating area with steps leading down to the detached garage providing ample storage space. The property has a neutral decor throughout and viewing is highly recommended to appreciate this lovely home.



The village of Hundleton has the local services required such as a primary school, village pub and bus stops, and is just a short drive from both towns and the stunning Pembrokeshire coastline. Pembroke and Pembroke Dock are the nearest towns for everyday amenities such as supermarkets, railway station and ferry terminal, as well as the restaurants and high street shops.



**DIRECTIONS**

From the Pembroke office proceed along the Main Street and at East Gate roundabout take the third exit onto Well Hill, passing Grove School on your left. Take the left hand turn up St Daniels Hill and follow the road through the village of Maidenwells, going straight over the roundabout and continuing onto the bypass. Take the first right turn after the roundabout onto Bowetts Lane, follow this road to the junction. At the junction, turn left then continue ahead, turn right onto Guilderoy Road and then take the first right onto West Grove Lane. Follow the road and the property is approx. 1 minute down this lane on your left. WHAT 3 WORDS - resettle / series / repeat

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.