

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 'E'
HEATING: Oil

ref: HC/LE/MAR/24
TAKEONOK/05/03/24/LE

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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.

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

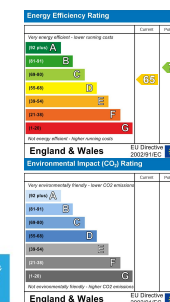


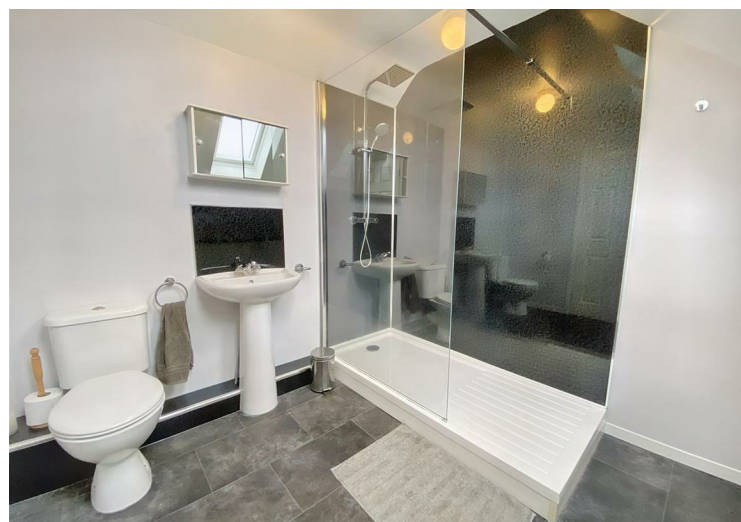
The Lilacs Hundleton, Pembroke, SA71 5RT

- Detached Dormer Bungalow
- Set Within Approx 0.3 Acres With Outbuildings
- Living Room With Log Burner
- Utility Room
- Storage Room
- EPC Rating: D
- Six Bedrooms
- Kitchen/Diner
- Conservatory
- Solar Panels

Offers In Excess Of £460,000

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This well presented detached dormer bungalow is located within the semi-rural hamlet of Hundleton, just a short drive outside of the historic town of Pembroke. Set within approx 0.3 acres of mature gardens, the property would make a great family home. The accommodation of the property comprises of; entrance hallway, living room with feature fireplace with wooden surround, and log burner. A conservatory adjoins the living room, and leads around back into a utility room and downstairs cloakroom. There is also a kitchen/dining room with an island, and is fitted with a solid wooden units. The ground floor also provides a family bathroom, four bedrooms, including master en-suite, and a storage room which houses the oil fired boiler with its own rear access. The first floor offers an additional two bedrooms, and a contemporary shower room. The property which provides flexible living accommodation, also benefits from a neutral decor through and solar panels.

Externally, the property has ample driveway parking to the front of the property, with the garden wrapping around the whole property. The mainly lawned garden features a fish pond, garden shed with a hard standing area to the side, and a brick outbuilding which was formally an old pig hut. As you follow the garden around to the far side there are also two green houses, and a patio area which provides space for an outside seating area, with a water pump in the centre. To the the side, there are a variety of vegetable patches, which also provide strawberries in the summer.

Viewing is highly recommended to appreciate all the property has to offer!

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 shop.



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 continue onto the B4319, then bear right onto Clay lane. Continue along Clay lane for approx. 1.3 miles, then continue onto B4320 for approx 0.1 miles. The property will be on your right hand side.

What/Three/Words:///vineyard.endearing.swooning

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