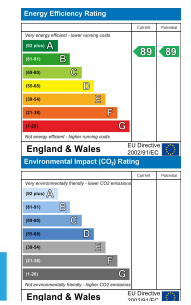


9 Ocean Way, Pennar, Pembroke Dock, Pembrokeshire, SA72 6RA

- Estuary Views
- 3 Levels
- Master with En-Suite
- Possibility of separate Annex
- Parking
- Detached House
- Separate Gym
- Open Plan living space on lower floor
- Garage
- EPC B

Offers In Excess Of £425,000

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



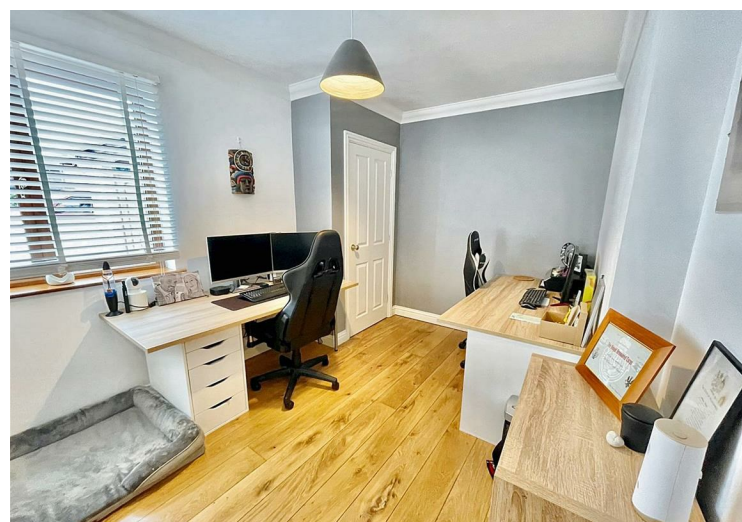
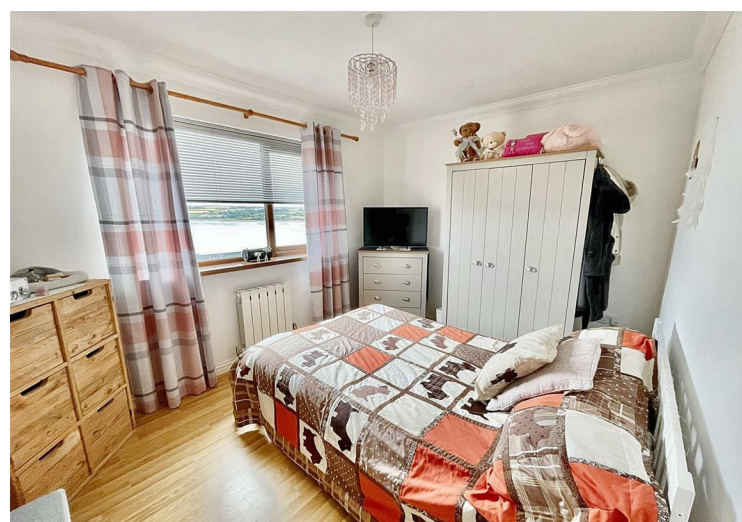
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 11

ref: / LKW / HC / 24 /
TAKE ON OK
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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



This wonderful three-storey detached house is situated in Ocean Way, Pennar boasting estuary views to the rear and is within a short drive from Pembroke Dock. The beautifully presented accommodation comprises; entrance hall with a WC, the kitchen is fitted with a range of modern units and a central island, with a utility room with side access into garden. The dining room offers estuary views with double doors leading into the living room which can also be accessed via the hallway. The first floor showcases a master bedroom with fitted wardrobes and an en-suite shower room, four further double bedrooms, two of which benefit from lovely views to the rear and a separate family bathroom fitted with a separate bath and shower. The lower floor offers an open plan area, providing a cosy sitting room and patio doors leading out to the garden. The home offers a home gym, which is accessed from outside.

Externally, to the front of the property there is a driveway, with a garage providing ample storage space. To the rear, the garden benefits from stunning estuary views and is mainly laid to lawn, with a paved patio area, ideal for sitting and enjoying the views beyond.

Viewing highly recommended to appreciate this wonderful family home due it's size, location and breath taking views.

Pembroke Dock, or the Port of Pembroke, is located on the edge of the Milford Haven waterway, with its historic Royal Dockyard, and is now the site of the Irish Ferries terminal to Rosslare. There is a range of amenities in the locality, including hotels and guesthouses, superstores, retail parks, primary and secondary schools, leisure centre and a golf course. The lovely countryside of the Pembrokeshire Coast National Park is accessible via the coastal path, and there are many beautiful beaches within driving distance.



DIRECTIONS

From our Pembroke Offices turn left onto Northgate St/A4139 follow this road for about 1 minute turn left onto Pembroke Road passing the school on the left hand side. Turn left onto Treowen Rd, continue on this road onto Military Road, go over the roundabout to Pennar Point. At the roundabout take the second turning towards Ocean Way, then take the next left. then property is right at the end of the street.

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