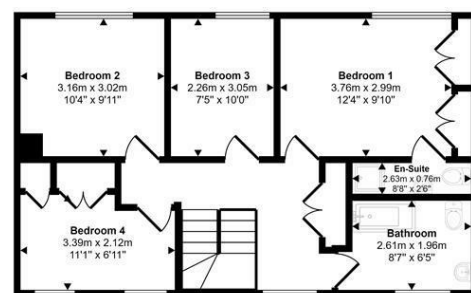


Ground Floor
Approx 93 sq m / 1004 sq ft



First Floor
Approx 60 sq m / 641 sq ft

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.

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: ADD/LLE/MAY/ 24
TAKEONOK14/05/24/LLE

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

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

TELEPHONE: 01646 680006

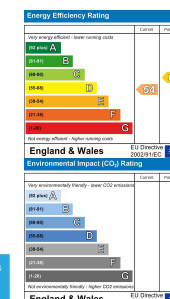


Avalon Paskeston Lane, Milton, Tenby, Pembrokeshire, SA70 8PN

- Detached House With Estuary Views
- Living/Dining Room
- Conservatory
- Ideal Family Home
- Immaculately Presented
- Four Bedrooms
- Modern Kitchen And Utility Room
- Sought After Village Location
- Driveway Parking With Garage
- EPC Rating: E

Price £435,000

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The Agent that goes the Extra Mile



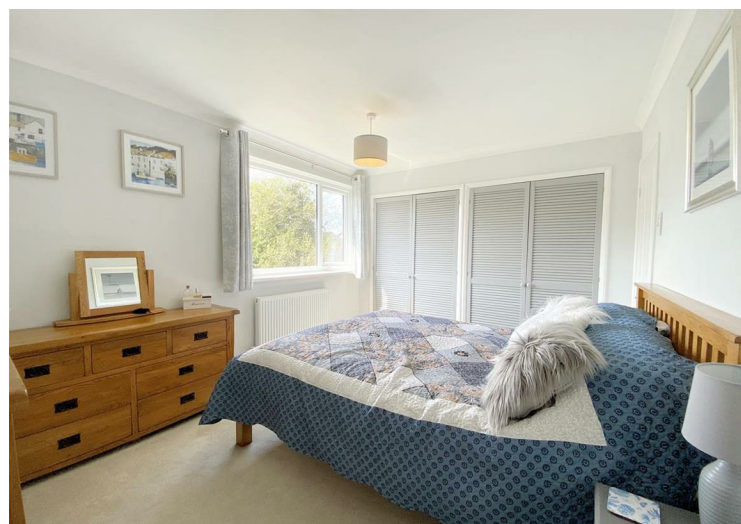


A brilliant opportunity to acquire this immaculately presented detached house located in the sought after village of Milton, Tenby. The property boasts spectacular views over the estuary and surrounding countryside, and is conveniently located within walking distance to the village amenities.

The ground floor accommodation of the property comprises; entrance hallway with w/c and under-stairs storage, L-shape living/dining room with feature fire place, conservatory which overlooks the garden, shaker style navy kitchen with marble effect worktops, and a utility room. An additional hallway leads off the kitchen which provides access to the front and rear of the property, and also continues through it the garage. The first floor provides four bedrooms, including the master with en-suite shower room, and an additional family bathroom. The property has been significantly updated by the current vendors, boasting a modern design throughout; and also benefits from double glazing and oil central heating. Viewing is highly recommended to appreciate all the property has to offer!

Externally the property offers a driveway to the front providing ample off road parking and access to the integral garage. Pedestrian side access leads to the rear garden which is mostly laid to lawn with a patio seating area. The mature gardens are planted with a variety of shrubs and flowers.

The sought after village of Milton is located centrally between the historic town of Pembroke and the coastal seaside resorts of Tenby and Saundersfoot. The village offers a friendly brewery, fish and chip shop and a children's park. The village is within walking distance of the shores of the Cleddau Estuary, Carew Castle and Tidal Mill with its circular walk and is just a 10-minute drive away from the nearest beach at Freshwater East. The neighboring village of Sageston offers a primary school and further amenities, whilst the secondary schools located in Tenby and Pembroke Dock offer bus services daily.



DIRECTIONS

From the Tenby office head out of town on the B4318 in the direction of Carew, for approximately 5 miles until you reach the roundabout. Take the 1st exit onto the A477 and at the next roundabout take the 2nd exit to continue onto the A477. Enter the village of Milton and turn right into the village. Continue to follow the road and the property will be on the left hand side.

What/Three/Words:///requiring.remission.guarding

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