

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: 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: Gas

TAX: F

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

HC/ESL/10/24/

TAKE ON OK HC 14.10.24

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<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

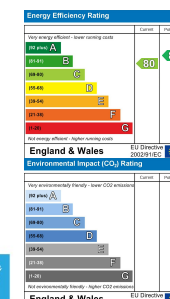


## Beachcomber St. Patricks Hill, Llanreath, Pembroke Dock, Pembrokeshire, SA72 6XQ

- Detached House
- Open Plan Living Area
- Gardens To 3 Sides
- Sought After Location
- En-Suite Shower Room
- Four Double Bedrooms
- Detached Single Garage
- Ample Off Road Parking
- Beautifully Presented
- EPC Rating: C

Offers In Excess Of £350,000

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**The Agent that goes the Extra Mile**

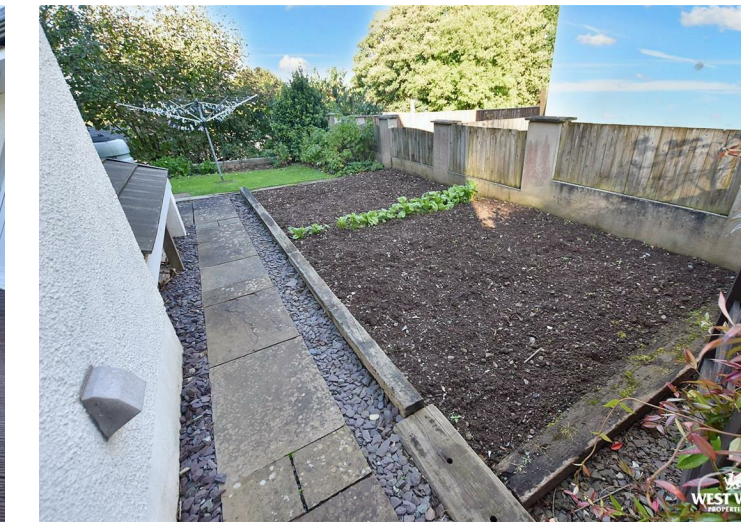
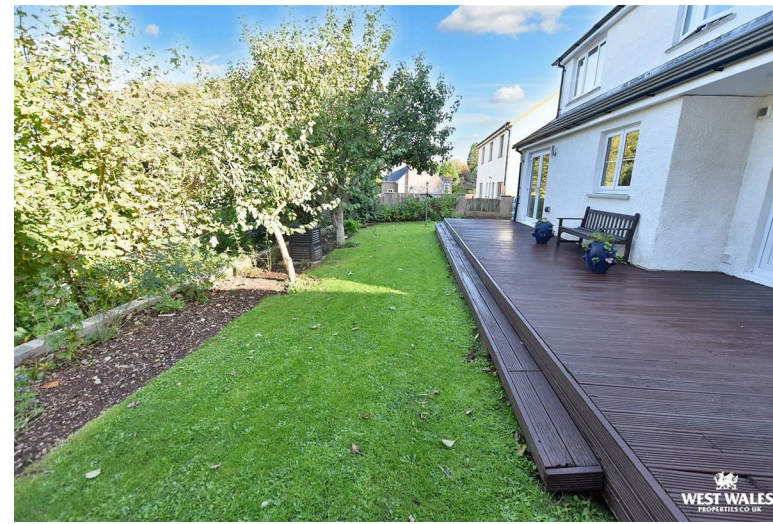






A fantastic four bedroom family home set at the end of a popular residential cul-de-sac in Llanreath. The layout of the property briefly comprises of an entrance hallway, kitchen/breakfast room, utility room, cloakroom, living/dining/family Area in a "L" shape open plan configuration. On the first floor there are four double bedrooms, the master bedroom is served by an ensuite shower room and walk-in wardrobe. There is a further family bathroom with separate shower cubicle. The property benefits from double glazing, gas central heating and is in excellent decorative order with solid oak doors throughout. Externally is a detached single garage, a driveway offering ample parking space and gardens to the rear and side with a vegetable patch and decked seating area. Viewing is highly recommended!

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, a 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 Dock Office follow Bush Street towards the Ferry Terminal until you reach Commercial Road with the Dockyard wall to your front. Turn left here and follow the road which turns into Pembroke Street until you reach the top and turn right into Victoria Road. Follow this Road up the hill until you see St Patricks Road to your front. Follow this around to the right and the property will be found at the end of the Cul-De-Sac as denoted by our For Sale Board. What3Words: conceals.pilses.adoptors

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