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*THE AGENT WITH THE
LONDON CONNECTION*



Ferry Wood House Pembroke Ferry, Pembroke Dock, Pembrokeshire, SA72 6UD

- Detached Bungalow
- Executive Style Property
- Immaculately Presented
- Three/ Four Reception Rooms
- EPC: C
- Uninterrupted Estuary Views
- Double Garage
- Three / Four Bedrooms
- Waterside Location

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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Summary

A rare opportunity to acquire this beautiful detached bungalow which boasts idyllic estuary views overlooking the Cleddau Ddu Estuary and showcases sophistication throughout. The property is uniquely located at the end of a no through road, possessing direct access to the shoreline of the estuary. Whilst enjoying a waterside situation, it is just a few minutes away from the conveniences and amenities in both Pembroke and Pembroke Dock.

The property offers versatile living space to suit any family dynamic, with 3/4 double bedrooms and 3/4 reception rooms. The current owners have gone above and beyond maintaining the property to an immaculate standard whilst being sympathetic to the charm of the property.

The accommodation comprises of a sun room entrance hall, a perfect space for welcoming guests while enjoying the spectacular views over the waterway, a shaker-style kitchen complete with modern appliances that leads into the dining room which boasts a floor to ceiling glass panel, ideal for entertaining guests and oozing light into the room. Through the kitchen there is a generously sized hallway, to the left the main living room can be found which boasts another floor to ceiling glass window allowing you to soak up that spectacular view. Off the hallway, there is a family bathroom, a double bedroom and the master bedroom complete with fitted wardrobes and en-suite. To the right of the sun room, there is a boot room, double garage, utility room and office. Above the garage there is a further double bedroom, WC and reception room currently being utilized as an art studio or guest bedroom. The property is served by gas fired central heating and an electric fire.

Externally there is a paved driveway for approximately four cars, a front facing garden which benefits from uninterrupted estuary views. To the side of the property there is a patio and a small woodland area, perfect for an evening of alfresco dining on the waterside.

Location

This truly is a rare opportunity and we strongly advise viewings to appreciate the location, charm and views this property offers.

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

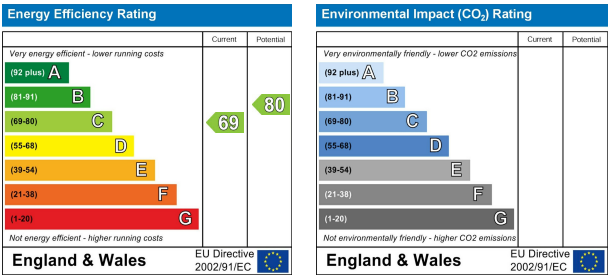
From our offices in Pembroke proceed up Bush Hill, down Ferry Lane. At T-junction, turn left, at mini-roundabout take right hand turn up hill towards the Cleddau Bridge. Turn left at mini-roundabout at top of hill, proceed down hill into Pembroke Ferry, property at bottom of hill on Right hand side.

GENERAL INFORMATION

VIEWING: Strictly 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 'G'
HEATING: Gas

ref: JETH/JETH/1024/OK

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AERIAL VIEW

