

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, Mains Gas

HEATING: Gas

TAX: E

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

HQ/ESL/05/25/OK

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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.

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

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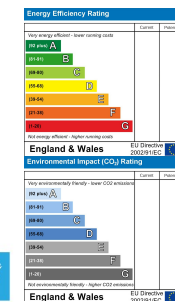


Sunningdale Beach Road, Llanreath, Pembroke Dock, Pembrokeshire, SA72 6TP

- Detached House
- Yards From The Shore
- Four Double Bedrooms
- Located On Private Road
- Open Plan Living Space
- Family Bathroom And Two En-Suite Shower Rooms
- Driveway Parking
- EPC Rating: TBC

Price £360,000

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The Agent that goes the Extra Mile





Located on a no through road at the bottom of Llanreath, Sunningdale sits on a private road just a stones throw from the shore, enjoying views of the waterway from the front garden and conservatory. The layout of the property briefly comprises of an entrance porch and hallway, an open plan living room with dining area and a conservatory to the front, kitchen with an adjoining utility room/study. There is a double bedroom downstairs with an en-suite shower room, which would be great to accommodate a teenager or elderly resident. On the first floor are three further double bedrooms, the master with an en-suite sower room and a family bathroom. The property is in a good decorative order and is served by double glazing and gas central heating.

Situated on a private road, this home enjoys a peaceful atmosphere while being just a stone's throw away from the water, allowing for delightful walks along the coast. The property also offers parking for up to five vehicles, a rare find that adds to its appeal. There are two driveways, one leading to the single garage which adjoins the property. A garden to the front is laid to astro turf, and there is further garden space to the side and rear.

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 the hill away from the town, continue along until reaching the top of Ferry Lane, turn left passing school on left, continue along passing the fire station in High Street/Pembroke Road, at T-junction turn right, continue straight along up St Patricks Hill, continue along until you reach Chapel Road, proceeding onto Beach Road. Follow the road down the steep hill to the shore and the property will be found on the private road to the left hand side. What3Words://///used.impresses.pitching

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